

HEARING EXAMINER EXHIBIT LIST
PUBLIC HEARING
~~September 22, 2020~~
October 13, 2020
10:00 A.M.

APPLICANT: Leanne Liddicoat, Digital Design & Development

PROPERTY OWNER: Roberto Arteaga

PARCEL NUMBER: Yakima County Parcel # 191332-12502

FILE NUMBER: 2020.0145.C30001

STAFF CONTACT: Lynn Deitrick, YVCOG - Planning Representative for City of Union Gap

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Exhibit 7

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

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**City of Union Gap
Community Development
PUBLIC HEARING
Staff Report
~~September 22, 2020~~
October 13, 2020**

Class 3 Review) 2020.0145.C30001
)
<u>Applicant:</u>) <u>Staff Contact:</u>
Digital Design and) Lynn Deitrick, YVCOG - Planning
Development/Leanne Liddicoat.) Representative for City of Union Gap
Proposed three (3) unit residential)
building (Tri-Plex) in the R-2 zoning	
district.	

REQUEST

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zoning district. The parcel is approximately .29 acre (12,632.4 square feet) in area and located at 1811 Lakeata Avenue, Union Gap, Washington.

SUMMARY OF RECOMMENDATION

From the review of the application, Union Gap Comprehensive Plan and Development Code, staff makes the following:

FINDINGS

Applicant: Leanne Liddicoat, Digital Design and Development
3611 River Road, Ste 100
Yakima, WA 98902

Owner: Roberto Arteaga
14400 Tieton Drive
Yakima WA 98908

Location. The site address is 1811 Lakeata Avenue, Union Gap, Washington 98903.

Assessor's Parcel Numbers: 19133212502

Summary of Request: Approval of a Class 3 zoning review in accordance with Chapter 17.14 of the Union Gap Municipal Code (UGMC) for the construction of multifamily triplex building in the R-2 Zoning District.

ZONING AND FUTURE LAND USE

	<u>Zoning</u>	<u>Future Land Use</u>
Site	Single Family 2 Residential District (R-2)	Residential
North	Single Family 2 Residential District (R-2)	Residential
South	Single Family 2 Residential District (R-2)	Residential
East	Single Family 2 Residential District (R-2)	Residential
West	Single Family 2 Residential District (R-2)	Residential

COMPREHENSIVE PLAN

The Union Gap Comprehensive Plan designates the future land use for this area as Residential. The following goals, objectives and policies apply to the Residential future land use designation and the proposed project:

Goal LU 4: Preserve and enhance our residential neighborhoods.

Policies:

- Pol. LU 4.1 Infill development shall be compatible with the scale and character of the surrounding neighborhood.
- Pol. LU 4.2 Additional small-scale multifamily development may be an appropriate transition between the major commercial arterials and the single-family neighborhoods.
- Pol. LU 4.3 Residential neighborhoods should be protected from encroachment by incompatible uses.
- Pol. LU 4.4 New multi-family developments shall be adequately buffered from neighboring properties.
- Pol. LU 4.5 Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.
- Pol. LU 4.8 Ensure that all residential neighborhoods are adequately buffered from incompatible land uses that generate noise, odors, and other environmental stresses.

ZONING

In accordance with Table 17.04.030 of the UGMC, Residential Multi-family dwelling 5.6-7 DU/NRA are permitted in Single Family 2 Residential District (R-2), subject to a Class 3 review.

The following are the City of Union Gap Municipal Code zoning requirement for Class 3 permit:

“17.14.050 - Granting a Class (3) review. In granting a Class (3) review, conditions and safeguards may be prescribed which are in conformity with adopted plans, policies, and this title, and which are necessary to protect the best interest of the immediate neighborhood, surrounding area, or the city as a whole. These conditions and safeguards may include, but are not limited to, the following:

- A. Increase the required lot size, setback, or yard dimensions.
- B. Limit the height of buildings or structures.
- C. Control the number and location of vehicular access points.
- D. Require the designation of public use easements or drainage easements and their recording with the county auditor's office.
- E. Require the dedication of additional rights-of-way for future public street improvements.
- F. Increase the number of required off-street parking and/or loading spaces.
- G. Limit the size, shape, location, and lighting of signs.
- H. Require view-obscuring fencing, landscaping, diking or other facilities to protect adjacent or nearby properties.
- I. Designation of sites and/or size of open space or recreational areas.
- J. Site reclamation upon discontinuance of use and/or expiration or revocation of the Class (3) review.
- K. The construction of pedestrian facilities consistent with the comprehensive plan.
- L. Set a time for public hearing to afford a review of the Class (3) review.
- M. Improvements to streets, sewers, water system, and such other public facilities to maintain concurrency, as required by this title.

AIRPORT OVERLAY ZONE

The proposed project does not lie within the currently adopted Airport Overlay Zone.

UNION GAP BUILDING AND FIRE CODES

The city operates under the 2015 editions of the International Building and Fire Codes (IBC and IFB) as published by the International Code Council (ICC) as required by state law.

ENVIRONMENTAL REVIEW (SEPA)

The proposal is categorically exempt from SEPA threshold review pursuant to WAC 197-11-800(6)(b).

NOTICE

Public notification was provided in the following manner:

Legal Notice-Yakima Herald	August 6, 2020	September 29, 2020
Notice to surrounding property	August 4, 2020	September 24, 2020

PUBLIC COMMENT

Briefly described below and attached are comments received from the public and the City of Union Gap Public Works & Community Development.

A total of ten public comments nine of which were received on a form letter and one other from James Norman. Nine expressed opposition to the proposal. James. Norman expressed in general, concerns with the existing road width and dead-end length, noise, theft, traffic, and sewer line not being the best (see attached comments).

David Dominguez, City of Union Gap, Public Works & Community Development provided two comments. The first dated August 21, 2020 and the second dated September 3, 2020. In general, the first review comments described the need to connect to public water and sewer and the public road being less than current city standards. He also discussed parking and vehicle storage construction (see attached comment).

In his second comments he discussed Lakeata Avenue as a secondary street and that it was part of a series of past annexations. He explained the existing conditions and notes the chip seal pavement surface is approximately 17 feet in width in a 22 foot wide right-of-way. The existing parcel is occupied by a single-family unit dwelling built in 1945. He notes that based on the current condition of the pavement surface, it appears low traffic volumes are experienced on this roadway.

He notes that to mitigate the addition of two dwelling units and additional vehicular traffic along the corridor and based on the existing and proposed physical setting of the site, the city's recommendation would be to add two additional stripped stalls, both to be restricted to parking.

Providing two restricted parking stalls will allow for a better turning radius at this location and immediate emergency vehicle access to the proposed dwelling.

It is also noted that in addition to this mitigation requirement, a potential no parking on right-of-way ordinance could be adopted in the future if needed.

ANALYSIS

1. The applicant is proposing to construct a multifamily triplex building 3,499 square feet in area in the R-2 zoning district. The parcel is approximately .29 acre (12,632.4 square feet) in area and located at 1811 Lakeata Avenue, Union Gap, Washington.
2. Table 17.04.030 of the Union Gap Municipal Code shows the use of Multi-family dwelling 5.5-7 Dwelling Units (DU)/Net Residential Acre (NRA) as a Class 3 review. The DU/NRA for the proposal is 5.5.

3. The surrounding existing uses are, in all compass direction, single family. The site itself consists of a vacant single family with multiple out buildings.
4. According to table 17.05.020 the lot coverage in the R-2 zone is 50% of the lot area. Setbacks for the R-2 zone is 15 feet from Lakeata Avenue, 5 feet from the side yards and 20 feet from the rear yard. The site plan for the application shows the front setback from Lakeata Avenue is more than 20 feet, The sides as 5 feet from the building and the rear as 20 feet or greater. The maximum building height is 35 feet. There is no identified minimum lot size for Multi-family dwelling. The minimum lot width for Multi-family dwelling references note 1 which states, "In the residential districts these minimum apply when the lots are served by a public water system and municipal sewer.
5. UGMC 17.14.050.H allows the incorporation of view obscuring fencing, landscaping, or other facilities to protect adjacent or nearby properties. The site plan submitted does not indicate fencing and or landscaping along the side and rear property lines. Given the size and the surrounding uses, a view obscuring landscaping and or fencing should be required to make this use compatible with surrounding uses. The landscaping and or fencing should be placed along the rear and side yard areas.
6. The access and parking are directly from Lakeata Avenue which consists of only a paved surface with no curb, gutter, or sidewalks.
7. UGMC Section 17.05.020 H. Provides: "Access Required. All new developments shall have a minimum of twenty (20) feet of lot frontage upon a public road, or be served by an access easement at least twenty (20) feet in width. The purpose of this standard is to provide for vehicular access to all new development..."
8. The site plan shows a below grade engineered storm water system located in the parking area for the multi-family unit. The applicant must retain storm water on the site and comply with the City of Union Gap standards. A National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Prevention Plan may be required.
9. The site plan submitted with the application indicates eight (8) parking spaces. Table 17.06.040 provide parking requirements for the proposed Multi-family dwellings. The requirement is 2 spaces for each dwelling plus 1 guest space for each 10 units. The propose triplex would be required to provide a total of six (6) parking spaces. The applicant's site plan indicates two (2) additional parking spaces above those required for a total of eight (8) parking spaces.
10. UGMC Table 17.06.070 – Schedule of minimum parking dimensions; Provides that a 90 degrees angle of parking stall width is 9 feet, and the stall depth is 19 feet. The site plan indicates the stall width to be 10 feet and the stall depth to be 19 feet.

11. The site plan does not indicate the parking landscaping area. UGMC Section 17.06.090 requires landscaping for parking areas. Section 17.06.090 is as follows:

“Required landscaping of parking areas.

A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be five percent of the total parking area. This may be included to satisfy the lot coverage (impermeable surface) requirements of Table 17.05.020.

B. The planting area standard shall be twenty-four square feet in area with the exception of raised planter boxes around buildings.

C. A standard of one tree from an approved list shall be planted for every fifteen single-row parking stalls or every thirty double-row parking stalls within the parking lot.

D. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.

Every parking area that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, or compact evergreen hedge at least six feet in height. The screening shall be provided and maintained along the property line of such lot except in the required front yard.”

12. UGMC Section 17.06.110 requires standards for construction and maintenance of the parking areas. Section 17.06.110 is as follows:

“All off-street parking and vehicle storage and motor vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner:

A. Surfacing. Paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the reviewing official, sufficient to eliminate dust or mud.

B. Grading and Drainage. Graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards.

C. Border Barricades. Any parking, vehicle storage or motor vehicle sales area abutting the street property line shall provide a concrete curb or timber barrier at least six inches in height and located at least two feet from the street property line. The curb or barrier shall be securely anchored. No curb or barrier shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

D. Markings. All parking spaces (except motor vehicle sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the reviewing official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot.

13. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan
14. The proposed Staff report finds that with appropriate conditions the proposed Class 3 application is consistent with the Union Gap Comprehensive Plan and meets the intent of the Development Code.

CONCLUSIONS

1. The Union Gap Hearing Examiner has jurisdiction.
2. The project is exempt from the State Environmental Policy Act.
3. The proposed Class 3 as conditioned is consistent with the comprehensive plan.
4. The proposed Class 3 as conditioned is consistent with applicable development regulations including the development code, applicable building and fire codes and utility development standards.
5. Adequate public facilities are available to serve the proposed Class 3 and maintain levels of service as identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. Contractors doing clearing, grading, paving, construction, or landscaping work must file a dust control plan with Yakima Regional Clean Air Agency (YRCAA). The proponent shall provide the City of Union Gap a copy of all permits issued prior to issuance of any building permits.
2. Parking area landscaping shall comply with UGMC Section 17.06.090.
3. All off-street parking and travel area construction and maintenance shall comply with UGMC Section 17.06.110.
4. The applicant shall provide a minimum of two additional parking spaces more than the six (6) UGMC required parking spaces and shall restrict them to parking only.
5. That the applicant, if required, obtains a NPDES Construction Stormwater General Permit from the Washington State Department of Ecology and a Stormwater Pollution Prevention Plan shall be prepared and implemented for the site. The applicant must also provide the engineering for the on-site stormwater system to the City of Union Gap.
6. View obscuring landscaping and or fencing shall be placed along the rear and side yard areas.

Exhibit 6

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

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Valle, Jenny

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Thursday, September 24, 2020 3:52 PM
To: Valle, Jenny
Subject: Re: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001
Attachments: LopezAP-76-960478-1.pdf

Good afternoon Jenny. I have scheduled this legal notice for 9/29, for a cost of \$327.05.

--

Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901
P.O. Box 9668, Yakima, WA 98909
Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Valle, Jenny <Jenny.Valle@uniongapwa.gov>
Sent: Thursday, September 24, 2020 3:16 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001

Hi Simon,

Will you please post as soon as possible. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM
El Sol de Yakima
-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	09/24/20
Account #:	110020
Company Name:	CITY OF UNION GAP
Contact:	Teresa Lopez, AP
Address:	PO BOX 3008 UNION GAP, WA 98903-0008
Telephone:	(509) 248-0432
Fax:	(509) 248-6494

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	960478
Start:	09/29/20
Stop:	09/29/20
Total Cost:	\$327.05
Lines:	124.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	09/29/20

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NOTICE OF PUBLIC HEARING

DATE: September 24, 2020
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On Tuesday, October 13, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted via GoToMeeting.

To attend telephonically via GoToMeeting: On Tuesday, October 13, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1 (408) 650-3123
Access Code: 143-310-221

To attend from your computer, tablet or smartphone go to:
<https://global.gotomeeting.com/join/143310221>

COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by October 8, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov

(960478) September 29, 2020

Courtesy of Yakima Herald-Republic

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Valle, Jenny

From: Valle, Jenny
Sent: Thursday, September 24, 2020 3:16 PM
To: 'ssizer@yakimaherald.com'
Subject: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001
Attachments: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001.docx

Hi Simon,

Will you please post as soon as possible. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

Valle, Jenny

From: Valle, Jenny
Sent: Thursday, September 24, 2020 3:24 PM
To: Cavanaugh, Jason; Dominguez, David; Henne, Dennis; Fisher, Arlene; Clifton, Karen; Cobb, Gregory; 'Bronson Brown'; 'Lynn Deitrick'; 'jeff.watson@yvcog.org'
Cc: 'leanne liddicoat'
Subject: 2020.0145.C30001 Public Hearing Notice
Attachments: doc06268120200924134224.pdf

Attached will be the above mentioned. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

Valle, Jenny

From: Valle, Jenny
Sent: Thursday, September 24, 2020 3:18 PM
To: Lopez, Teresa
Subject: Public Hearing on the Website
Attachments: doc06268120200924134224.pdf; PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001.docx

Hi T.,

Will you please post this on the website. Let me know if you have any questions. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008





**LAND USE ACTION
PROPOSED FOR
THIS SITE**

City of Union Gap
Notice of Public Hearing

Contact the City of Union Gap
COMMUNITY &
ECONOMIC
DEVELOPMENT



509 835-1338

09:24:2020 14:23

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City of Union Gap Notice of Public Hearing

NOTICE OF APPLICATION: The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R2 zone. The property is located 1811 Lakemore Avenue, Union Gap, Washington 98003. The parcel number is 19133121502.

ENVIRONMENTAL REVIEW: The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800M(6)(ii).

NOTICE OF PUBLIC HEARING: On Tuesday, October 13, 2020 commencing at 10:00 a.m. or as soon thereafter as possible, the Union Gap Planning Examiner will conduct an open record public hearing to consider the above application. The hearing will be held at the City of Union Gap Community Development Department, 1433 310th Street, Union Gap, WA 98003. On Tuesday, October 13, 2020 at 10:00 a.m., did the number below, then enter access code followed by the # sign, and follow the prompts.

Phone Number: 1 (800) 650-3123
Access Code: 143-310-221

To attend from your computer, tablet or smartphone go to <https://publiccommenting.com/event/143310221>

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Community Development Department
P.O. Box 3488
Union Gap, Washington 98003-0488

Or email your comments and documents to jerry.sullivan@cityofugap.wa.gov by October 8, 2020 to be included in the City and Project to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Community Development Department. If you have any questions on this proposal, please contact Jerry Sullivan at (206) 275-3333 or by email at jerry.sullivan@cityofugap.wa.gov

Jerry Sullivan, CEO
Public Works and Community Development



Contact the City of Union Gap COMMUNITY & ECONOMIC DEVELOPMENT

509-575-3638

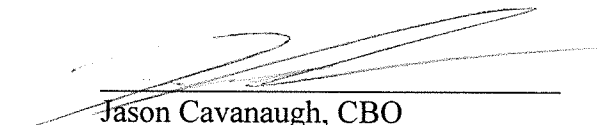
09.24.2020 14:23

AFFIDAVIT OF POSTING

Jason Cavanaugh, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 24th day of September, 2020 I posted an 11 x 17 copy of the attached notice on the south property line of parcel 191332-12502 on the north side of Lakeata Ave.

I certify under penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 24th day of September, 2020.



Jason Cavanaugh, CBO
Public Works and Community Development

City of Union Gap

Notice of Public Hearing

NOTICE OF APPLICATION: The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

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Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

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Jason Cavanaugh, CBO
Public Works and Community Development

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**AFFIDAVIT OF SERVICE UPON APPLICANT,
AND UPON OTHER PARTIES**

RE: Notice of Public Hearing – Class 3 Review

Applicant: Digital Design and Development

Property Owner: Araceli Gonzalez & Roberto Arteaga

Parcel # 191332-12502

File No: 2020.0145.C30001

Jenny Valle, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 24th day of September, 2020, the undersigned deposited in the U.S. Mail a properly stamped and addressed envelope by first class mail, postage prepaid, to the Adjoining Owners to the attached addresses, containing a copy of the document and checklist to which is attached to this Affidavit.

I certify under the penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 24th day of September, 2020, at Union Gap, Washington.



Jenny Valle, Administrative Secretary
Public Works & Community
Development

NOTICE OF PUBLIC HEARING

DATE: September 24, 2020
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

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FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On Tuesday, October 13, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted via GOTOMeeting.

To attend telephonically via GoToMeeting: On Tuesday, October 13, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1 (408) 650-3123
Access Code: 143-310-221

To attend from your computer, tablet or smartphone go to:

<https://global.gotomeeting.com/join/143310221>

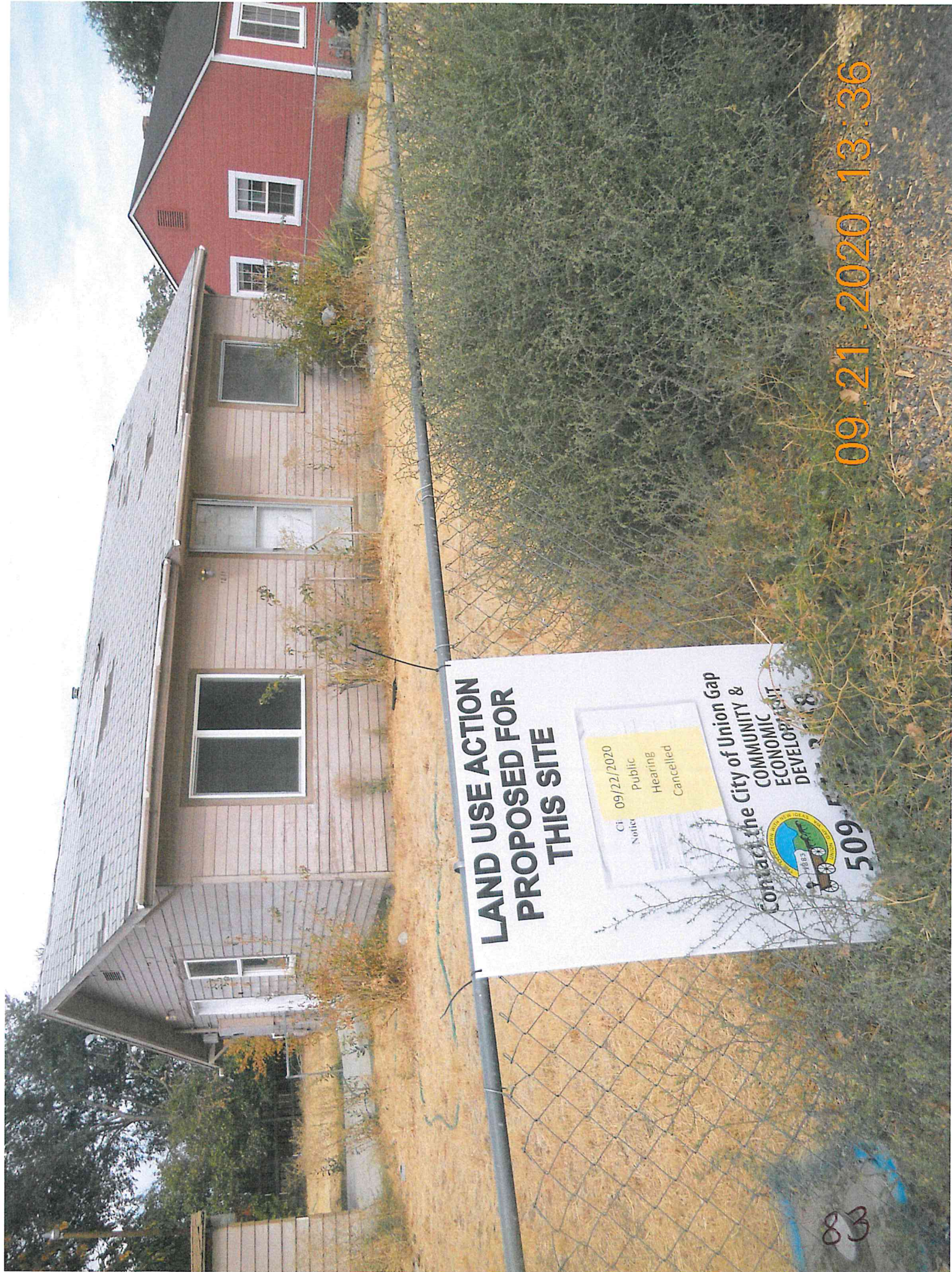
COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by October 8, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov



**LAND USE ACTION
PROPOSED FOR
THIS SITE**

City Notice
09/22/2020
Public Hearing
Cancelled

Contact the City of Union Gap
COMMUNITY &
ECONOMIC
DEVELOPMENT



509

09.21.2020 13:36

83

THIS SITE

City Notice

NOTICE OF APPLICATION: The applicant is proposing to construct a new building on the site located at 1513212502.

ENVIRONMENTAL REVIEW: The proposed is categorically exempt.

NOTICE OF PUBLIC HEARING: On September 22, 2020, a public hearing will be conducted by the City of Union Gap.

The hearing will be conducted by the City of Union Gap.

To attend in person, please contact the City of Union Gap at 425-344-6600.

To attend via video conference, please contact the City of Union Gap at 425-344-6600.

Public Hearing Location: 1513212502

Public Hearing Time: 5:00 PM - 7:00 PM

Public Hearing Date: September 22, 2020

Public Hearing Location: 1513212502

Public Hearing Time: 5:00 PM - 7:00 PM

Public Hearing Date: September 22, 2020

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Public Hearing Time: 5:00 PM - 7:00 PM

Public Hearing Date: September 22, 2020

09/22/2020

Public
Hearing
Cancelled

Contact the City of Union Gap



COMMUNITY ECONOMIC DEVELOPMENT

09/21/2020 13:36



CITY OF
UNION GAP
1883

**CIUDAD DE UNION GAP ESTAR CERRADO AL PUBLICO
ACTUALIZACIÓN DE CORONAVIRUS (COVID-19)**

En respuesta a la orientación de las agencias de salud federales, esta ciudad que sufre de COVID-19, Union Gap City está cerrando el Ayuntamiento al público desde el 24 de marzo hasta nuevo aviso. Todos los servicios esenciales permanecerán operativos y nuestros empleados están listos para ayudarlo por teléfono o correo electrónico. Visite nuestro sitio web para ver todos los servicios disponibles.

<https://uniongapwa.gov/>

City Hall: (509) 248-0432

Police Dept: (509) 248-0430

Utilities: (509) 248-0434

Building / Planning: (509) 575-3638

Code Enforcement: (509) 248-0430

Public Works (509) 225-3524

CITY HALL
09/22/2020

**Public
Hearing
Cancelled**



CITY OF
UNION GAP
1883

**CITY HALL CLOSED TO THE PUBLIC
CORONAVIRUS (COVID-19) UPDATE**

In response to guidance from federal, state, and local health agencies surrounding COVID-19, the Union Gap is Closing City Hall to the public from March 24th until further notice.

Essential service will remain operational, and our employees are ready to assist you by phone or email. Check our website for all available service:

<https://uniongapwa.gov/>

City Hall: (509) 248-0432

Police Dept: (509) 248-0430

Utilities: (509) 248-0434

Building / Planning: (509) 575-3638

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Public Works (509) 225-3524

**PAYING YOUR UTILITY
BILL? YOU CAN STILL
PAY FOR YOUR UTILITY
BILL OVER THE PHONE
AT (509)248-0432 WITH
YOUR DEBIT/CREDIT**


besam

ASSA ABLOY

**AUTOMATIC
CAUTION**

09.21.2020 11.44

**¿PAGANDO SU CUENTA
UTILIDAD? TODAVÍA PU
PAGAR SU CUENTA DE
UTILIDAD POR TELÉFO
(509)248-0432 CON SU
TARJETA DE DEBITO /
CRÉDITO. CUALQUIER
DE CHEQUE O EFECTI**

 **UNION GAP**
1881


CITY OF UNION GAP ESTAR CERRADO AL PÚBLICO
ACTUALIZACIÓN DE CORONAVIRUS (COVID-19)

La medida de la suspensión de las agencias de salud pública, como
la medida que reduce a COVID-19, Union Gap City está suspendiendo el
acceso al público dentro de 24 horas hasta nuevo aviso.
Todos los servicios esenciales permanecerán operativos y cualquier
citación en el futuro para ayudarlos por teléfono o correo electrónico.
Estos servicios están todos para ver todos los servicios disponibles.

<https://uniongapwa.gov/>
City Hall: (509) 248-0432
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09/22/2020

Public
Hearing
Cancelled

 **UNION GAP**
1881

CITY HALL CLOSED TO THE PUBLIC
CORONAVIRUS (COVID-19) UPDATE

Due to the closure of the facility, the local
hygiene and safety measures COVID-19, the Union Gap
Closing City Hall to the public from March 24th
until further notice.

essential service will remain operational, and our
employees are ready to assist you by phone or email.
Check our website for available services.

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Code Enforcement: (509) 248-0430
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**PAYING YOUR UTILITY
BILL? YOU CAN STILL
PAY FOR YOUR UTILITY
BILL OVER THE PHONE
AT (509)248-0432 WITH
YOUR DEBIT/CREDIT
CARD. ANY CHECK OR
CASH PAYMENTS CAN BE
DROPPED OFF AT THE
UTILITY DROP OFF BOX
USING THE ENVELOPES
PROVIDED.**

←

besam
ASSA ABLOY

**AUTOMATIC
CAUTION
DOOR**

75-20-102

**¿PAGANDO SU CUENTA DE
UTILIDAD? TODAVIA PUEDE
PAGAR SU CUENTA DE
UTILIDAD POR TELÉFONO AL
(509)248-0432 CON SU
TARJETA DE DÉBITO /
CRÉDITO. CUALQUIER PAGO
DE CHEQUE O EFECTIVO SE
PUEDE DEJAR EN LA CAJA
DE DESCARGA DE UTILIDAD
CON LOS SOBRES
PROPORCIONADOS.**

←

BUSINESS HOURS:

MON.	7 a.m.	TO	5 p.m.
TUES.	7 a.m.	TO	5 p.m.
WED.	7 a.m.	TO	5 p.m.
THUR.	7 a.m.	TO	5 p.m.

09.21.2020 11:43

Valle, Jenny

From: Valle, Jenny
Sent: Monday, September 21, 2020 3:13 PM
To: Cavanaugh, Jason; Dominguez, David; Henne, Dennis; 'Lynn Deitrick'; 'jeff.watson@yvcog.org'; Fisher, Arlene; Clifton, Karen; Cobb, Gregory; 'Bronson Brown' 'jamesknorman55@gmail.com'; 'leanne liddicoat'; 'tcbgc@aol.com'
Cc:
Subject: 09/22/2020 Public Hearing Cancelled
Attachments: doc06234620200921140722.pdf

Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638


jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

***UNION GAP PUBLIC HEARING CANCELLATION
NOTICE
CITY OF UNION GAP, WASHINGTON***

NOTICE IS HEREBY GIVEN that the Public Hearing scheduled for Tuesday, September 22, 2020 has been cancelled. This hearing will be rescheduled at a later date.

DATED this 21st day of September 2020.



Karen Clifton, City Clerk

09/22/2020

Public
Hearing
Cancelled

Exhibit 5

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

**City of Union Gap
Community Development
PUBLIC HEARING
Staff Report
September 22, 2020**

Class 3 Review

) 2020.0145.C30001

)

Applicant:

) **Staff Contact:**

Digital Design and

) **Lynn Deitrick, YVCOG - Planning**

Development/Leanne Liddicoat.

) **Representative for City of Union Gap**

**Proposed three (3) unit residential
building (Tri-Plex) in the R-2 zoning
district.**

)

REQUEST

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zoning district. The parcel is approximately .29 acre (12,632.4 square feet) in area and located at 1811 Lakeata Avenue, Union Gap, Washington.

SUMMARY OF RECOMMENDATION

From the review of the application, Union Gap Comprehensive Plan and Development Code, staff makes the following:

FINDINGS

Applicant: Leanne Liddicoat, Digital Design and Development
3611 River Road, Ste 100
Yakima, WA 98902

Owner: Roberto Arteaga
14400 Tieton Drive
Yakima WA 98908

Location. The site address is 1811 Lakeata Avenue, Union Gap, Washington 98903.

Assessor's Parcel Numbers: 19133212502

Summary of Request: Approval of a Class 3 zoning review in accordance with Chapter 17.14 of the Union Gap Municipal Code (UGMC) for the construction of multifamily triplex building in the R-2 Zoning District.

ZONING AND FUTURE LAND USE

	<u>Zoning</u>	<u>Future Land Use</u>
Site	Single Family 2 Residential District (R-2)	Residential
North	Single Family 2 Residential District (R-2)	Residential
South	Single Family 2 Residential District (R-2)	Residential
East	Single Family 2 Residential District (R-2)	Residential
West	Single Family 2 Residential District (R-2)	Residential

COMPREHENSIVE PLAN

The Union Gap Comprehensive Plan designates the future land use for this area as Residential. The following goals, objectives and policies apply to the Residential future land use designation and the proposed project:

Goal LU 4: Preserve and enhance our residential neighborhoods.

Policies:

- Pol. LU 4.1 Infill development shall be compatible with the scale and character of the surrounding neighborhood.
- Pol. LU 4.2 Additional small-scale multifamily development may be an appropriate transition between the major commercial arterials and the single-family neighborhoods.
- Pol. LU 4.3 Residential neighborhoods should be protected from encroachment by incompatible uses.
- Pol. LU 4.4 New multi-family developments shall be adequately buffered from neighboring properties.
- Pol. LU 4.5 Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.
- Pol. LU 4.8 Ensure that all residential neighborhoods are adequately buffered from incompatible land uses that generate noise, odors, and other environmental stresses.

ZONING

In accordance with Table 17.04.030 of the UGMC, Residential Multi-family dwelling 5.6-7 DU/NRA are permitted in Single Family 2 Residential District (R-2), subject to a Class 3 review.

The following are the City of Union Gap Municipal Code zoning requirement for Class 3 permit:

“17.14.050 - Granting a Class (3) review. In granting a Class (3) review, conditions and safeguards may be prescribed which are in conformity with adopted plans, policies, and this title, and which are necessary to protect the best interest of the immediate neighborhood, surrounding area, or the city as a whole. These conditions and safeguards may include, but are not limited to, the following:

- A. Increase the required lot size, setback, or yard dimensions.
- B. Limit the height of buildings or structures.
- C. Control the number and location of vehicular access points.
- D. Require the designation of public use easements or drainage easements and their recording with the county auditor's office.
- E. Require the dedication of additional rights-of-way for future public street improvements.
- F. Increase the number of required off-street parking and/or loading spaces.
- G. Limit the size, shape, location, and lighting of signs.
- H. Require view-obscuring fencing, landscaping, diking or other facilities to protect adjacent or nearby properties.
- I. Designation of sites and/or size of open space or recreational areas.
- J. Site reclamation upon discontinuance of use and/or expiration or revocation of the Class (3) review.
- K. The construction of pedestrian facilities consistent with the comprehensive plan.
- L. Set a time for public hearing to afford a review of the Class (3) review.
- M. Improvements to streets, sewers, water system, and such other public facilities to maintain concurrency, as required by this title.

AIRPORT OVERLAY ZONE

The proposed project does not lie within the currently adopted Airport Overlay Zone.

UNION GAP BUILDING AND FIRE CODES

The city operates under the 2015 editions of the International Building and Fire Codes (IBC and IFB) as published by the International Code Council (ICC) as required by state law.

ENVIRONMENTAL REVIEW (SEPA)

The proposal is categorically exempt from SEPA threshold review pursuant to WAC 197-11-800(6)(b).

NOTICE

Public notification was provided in the following manner:

Legal Notice-Yakima Herald	August 6, 2020
Notice to surrounding property	August 4, 2020

PUBLIC COMMENT

Briefly described below and attached are comments received from the public and the City of Union Gap Public Works & Community Development.

A total of ten public comments nine of which were received on a form letter and one other from James Norman. Nine expressed opposition to the proposal. James. Norman expressed in general, concerns with the existing road width and dead-end length, noise, theft, traffic, and sewer line not being the best (see attached comments).

David Dominguez, City of Union Gap, Public Works & Community Development provided two comments. The first dated August 21, 2020 and the second dated September 3, 2020. In general, the first review comments described the need to connect to public water and sewer and the public road being less than current city standards. He also discussed parking and vehicle storage construction (see attached comment).

In his second comments he discussed Lakeata Avenue as a secondary street and that it was part of a series of past annexations. He explained the existing conditions and notes the chip seal pavement surface is approximately 17 feet in width in a 22 foot wide right-of-way. The existing parcel is occupied by a single-family unit dwelling built in 1945. He notes that based on the current condition of the pavement surface, it appears low traffic volumes are experienced on this roadway.

He notes that to mitigate the addition of two dwelling units and additional vehicular traffic along the corridor and based on the existing and proposed physical setting of the site, the city's recommendation would be to add two additional striped stalls, both to be restricted to parking.

Providing two restricted parking stalls will allow for a better turning radius at this location and immediate emergency vehicle access to the proposed dwelling.

It is also noted that in addition to this mitigation requirement, a potential no parking on right-of-way ordinance could be adopted in the future if needed.

ANALYSIS

1. The applicant is proposing to construct a multifamily triplex building 3,499 square feet in area in the R-2 zoning district. The parcel is approximately .29 acre (12,632.4 square feet) in area and located at 1811 Lakeata Avenue, Union Gap, Washington.
2. Table 17.04.030 of the Union Gap Municipal Code shows the use of Multi-family dwelling 5.5-7 Dwelling Units (DU)/Net Residential Acre (NRA) as a Class 3 review. The DU/NRA for the proposal is 5.5.

3. The surrounding existing uses are, in all compass direction, single family. The site itself consists of a vacant single family with multiple out buildings.
4. According to table 17.05.020 the lot coverage in the R-2 zone is 50% of the lot area. Setbacks for the R-2 zone is 15 feet from Lakeata Avenue, 5 feet from the side yards and 20 feet from the rear yard. The site plan for the application shows the front setback from Lakeata Avenue is more than 20 feet, The sides as 5 feet from the building and the rear as 20 feet or greater. The maximum building height is 35 feet. There is no identified minimum lot size for Multi-family dwelling. The minimum lot width for Multi-family dwelling references note 1 which states, "In the residential districts these minimum apply when the lots are served by a public water system and municipal sewer.
5. UGMC 17.14.050.H allows the incorporation of view obscuring fencing, landscaping, or other facilities to protect adjacent or nearby properties. The site plan submitted does not indicate fencing and or landscaping along the side and rear property lines. Given the size and the surrounding uses, a view obscuring landscaping and or fencing should be required to make this use compatible with surrounding uses. The landscaping and or fencing should be placed along the rear and side yard areas.
6. The access and parking are directly from Lakeata Avenue which consists of only a paved surface with no curb, gutter, or sidewalks.
7. UGMC Section 17.05.020 H. Provides: "Access Required. All new developments shall have a minimum of twenty (20) feet of lot frontage upon a public road, or be served by an access easement at least twenty (20) feet in width. The purpose of this standard is to provide for vehicular access to all new development..."
8. The site plan shows a below grade engineered storm water system located in the parking area for the multi-family unit. The applicant must retain storm water on the site and comply with the City of Union Gap standards. A National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Prevention Plan may be required.
9. The site plan submitted with the application indicates eight (8) parking spaces. Table 17.06.040 provide parking requirements for the proposed Multi-family dwellings. The requirement is 2 spaces for each dwelling plus 1 guest space for each 10 units. The propose triplex would be required to provide a total of six (6) parking spaces. The applicant's site plan indicates two (2) additional parking spaces above those required for a total of eight (8) parking spaces.
10. UGMC Table 17.06.070 – Schedule of minimum parking dimensions; Provides that a 90 degrees angle of parking stall width is 9 feet, and the stall depth is 19 feet. The site plan indicates the stall width to be 10 feet and the stall depth to be 19 feet.

11. The site plan does not indicate the parking landscaping area. UGMC Section 17.06.090 requires landscaping for parking areas. Section 17.06.090 is as follows:

“Required landscaping of parking areas.

A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be five percent of the total parking area. This may be included to satisfy the lot coverage (impermeable surface) requirements of Table 17.05.020.

B. The planting area standard shall be twenty-four square feet in area with the exception of raised planter boxes around buildings.

C. A standard of one tree from an approved list shall be planted for every fifteen single-row parking stalls or every thirty double-row parking stalls within the parking lot.

D. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.

Every parking area that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, or compact evergreen hedge at least six feet in height. The screening shall be provided and maintained along the property line of such lot except in the required front yard.”

12. UGMC Section 17.06.110 requires standards for construction and maintenance of the parking areas. Section 17.06.110 is as follows:

“All off-street parking and vehicle storage and motor vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner:

A. Surfacing. Paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the reviewing official, sufficient to eliminate dust or mud.

B. Grading and Drainage. Graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards.

C. Border Barricades. Any parking, vehicle storage or motor vehicle sales area abutting the street property line shall provide a concrete curb or timber barrier at least six inches in height and located at least two feet from the street property line. The curb or barrier shall be securely anchored. No curb or barrier shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

D. Markings. All parking spaces (except motor vehicle sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the reviewing official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot.

13. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan
14. The proposed Staff report finds that with appropriate conditions the proposed Class 3 application is consistent with the Union Gap Comprehensive Plan and meets the intent of the Development Code.

CONCLUSIONS

1. The Union Gap Hearing Examiner has jurisdiction.
2. The project is exempt from the State Environmental Policy Act.
3. The proposed Class 3 as conditioned is consistent with the comprehensive plan.
4. The proposed Class 3 as conditioned is consistent with applicable development regulations including the development code, applicable building and fire codes and utility development standards.
5. Adequate public facilities are available to serve the proposed Class 3 and maintain levels of service as identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. Contractors doing clearing, grading, paving, construction, or landscaping work must file a dust control plan with Yakima Regional Clean Air Agency (YRCAA). The proponent shall provide the City of Union Gap a copy of all permits issued prior to issuance of any building permits.
2. Parking area landscaping shall comply with UGMC Section 17.06.090.
3. All off-street parking and travel area construction and maintenance shall comply with UGMC Section 17.06.110.
4. The applicant shall provide a minimum of two additional parking spaces more than the six (6) UGMC required parking spaces and shall restrict them to parking only.
5. That the applicant, if required, obtains a NPDES Construction Stormwater General Permit from the Washington State Department of Ecology and a Stormwater Pollution Prevention Plan shall be prepared and implemented for the site. The applicant must also provide the engineering for the on-site stormwater system to the City of Union Gap.
6. View obscuring landscaping and or fencing shall be placed along the rear and side yard areas.

Exhibit 4

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

ESC.
INDEX
#

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Valle, Jenny

From: james norman <jamesknorman55@gmail.com>
Sent: Friday, September 11, 2020 4:51 PM
To: Valle, Jenny
Subject: File no. 2020.0145.C30001

We won't be able to make the live conference, for parcel #19133212502. But I want to say again we are against a 3 plex or even a 2 plex on our small dead end road. Build a new home that's fine, we have a small 2 year old daughter that we need to protect. With a turnover in tenants I worry for her safety. Not only the safety issue but the extra traffic this will create will put a burden on all the neighbors. Please keep our small dead end street as is. There is lots of other places this person can build that is more suitable for multi family units. Again we are saying no to this proposal. Thank you James Norman and Josephine Norman, 1813 Lakeata ave union gap Washington 98903,

Valle, Jenny

From: Lynn Deitrick <Lynn.Deitrick@yvcog.org>
Sent: Thursday, September 3, 2020 8:47 AM
To: Valle, Jenny
Subject: FW: 2020.0145.C3001 Lakeata Ave. Triplex Apartment

Hi Jenny,
I don't see that this went to you for the file.
Thank you,
Lynn

From: Dominguez, David <David.Dominguez@uniongapwa.gov>
Sent: Thursday, September 3, 2020 8:08 AM
To: Lynn Deitrick <Lynn.Deitrick@yvcog.org>
Subject: 2020.0145.C3001 Lakeata Ave. Triplex Apartment

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Lynn,

I am sorry for following up this late. I have visited the location of the proposed development and have the following comment.

Lakeata Avenue is a secondary street and was part of a series of annexations. The current overall width of the corridor is approximately 26 feet, from fence line to fence line. A 3 ft. strip on the south side of Lakeata Avenue is currently being occupied by structures such as signage and mailboxes.

Lakeata Avenue has a chip seal pavement surface approximately 17 feet in width in a 22 ft. wide right-of-way. It is a dead end road with no turnaround available. Typically a 20 feet unobstructed width is required for fire apparatus access roads.

The existing parcel is occupied by a single family unit dwelling built in 1945.

Based on the current condition of the pavement surface, it appears low traffic volumes are experienced on this roadway. The proposed project consist of construction of a multifamily triplex building with eight parking stalls, a concrete pathway in-between parking stalls, and a 13 ft wide area designated for a garbage dumpster, all fronting onto Lakeata Avenue.

To mitigate the addition of two dwelling units and additional vehicular traffic along the corridor and based on the existing and proposed physical setting of the site, the City's recommendation would be to add two additional stripped stalls, both to be restricted to parking.

Providing two restricted parking stalls will allow for a better turning radius at this location and immediate emergency vehicle access to the proposed dwelling.

In addition to this mitigation requirement, a potential no parking on right-of-way ordinance could be adopted in the future if needed.

Please let me know if you have any questions,

Thank you,



David Dominguez, E.I.T.
Public Works & Community Development
City of Union Gap
(509) 249-9211
david.dominguez@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

T. LANSOEN
1814 CAROLITA AVE
UNION GAP, WA. 98903



RECEIVED
AUG 21 2020
City of Union Gap

CITY OF UNION GAP
PUBLIC WORKS & COMMUNITY
DEVELOPMENT DEPARTMENT
P.O. BOX 3008
UNION GAP, WA. 98903

ATTN: JASON CAVANAUGH
AND
JENNY VALLÉ

RECEIVED
AUG 21 2020
Community Development



DOC.
INDEX
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DOC.
INDEX
64

DATED: AUG 13 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145.C30001

RECEIVED

AUG 21 2020

Community Development

MARLY GONZALEZ SOES
PRINTED NAME
SIGNATURE
1805 Lakeata Ave
ADDRESS

DOC.
INDEX

63

DATED: AUG 12, 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE# 2020.0145, C30001

RECEIVED

AUG 21 2020

Community Development

Bianca Gonzalez
PRINTED NAME

Bianca Gonzalez
SIGNATURE

1805 Lakeata ave
ADDRESS # 62

DATED: AUG 12, 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145. C30001

RECEIVED

AUG 21 2020

Community Development

James Norman
PRINTED NAME

James Norman
SIGNATURE

1813 Lakeata Ave Union Gap
ADDRESS

DOC.
INDEX

98903

DATED: AUG 13 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145, C30001

RECEIVED

AUG 21 2020

Community Development

Antonio Rivera
PRINTED NAME
(Signature)
SIGNATURE
1816 Lakeata Ave Union Gap WA 98903
ADDRESS

DO NOT
INDEX

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DATED: AUG 12, 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
File # 2020.045.C30001

RECEIVED

AUG 21 2020

Community Development

Ilona McElroy
PRINTED NAME

Ilona McElroy
SIGNATURE

8/12/20
ADDRESS

1810 LAKEATA AVE.

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DATED: AUG 12, 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145.C30001

RECEIVED

AUG 21 2020

Community Development

Marion Walker
PRINTED NAME

Marion Walker
SIGNATURE

1812 Lakeata Ave. Union Gap
ADDRESS

DOC. # 38

DATED: AUG 12, 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145. C 30001

RECEIVED

AUG 21 2020

Community Development

Janice Bernath

PRINTED NAME

Janice Bernath

SIGNATURE

1803 Lakeata Ave

ADDRESS

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DATED: AUG 14 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145. C30001

RECEIVED

AUG 21 2020

Community Development

TRACY A. LANDSEN
PRINTED NAME

[Signature]
SIGNATURE

1814 LAKEATA AVE
ADDRESS

REC.
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DATED: AUG 17 2020

TO: JASON CAVANAUGH AND
JENNY VALLE

FOR THE CITY OF UNION GAP

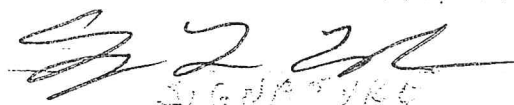
I THE HOMEOWNER/RESIDENT HEREBY OPPOSE THE
BUILDING OF A PLANNED OR UNPLANNED MULTI-
FAMILY UNIT OR UNITS. THESE ARE PROPOSED TO
BE BUILT ON THE CITY ADDRESS OF 1811 LAKEATA
AVENUE, UNION GAP, WASHINGTON. PARCEL NUMBER
19133212502. THIS IS MY WISHES NOW AND FOREVER
FILE # 2020.0145.C30001

RECEIVED

AUG 21 2020

Community Development

TRACY L. LANSDEN
PRINTED NAME


SIGNATURE

1901 LILAC LANE

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Valle, Jenny

From: Dominguez, David
Sent: Friday, August 21, 2020 8:47 AM
To: Valle, Jenny
Subject: 2020.0145.C30001

Jenny,

I have reviewed the proposed project and have the following comment:

- The property owner shall connect to the public water and sewer systems.
- Where the existing public road right-of-way provides access to property is improved to less than the minimum city road standard, the reviewing official may require the public road right-of-way to be improved to a city public road standard (i.e., half road, hard surface, etc.) which is proportional to the amount of additional traffic the development places on the roadway.
- All off-street parking and vehicle storage and motor vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner:
 - Surfacing. Paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the reviewing official, sufficient to eliminate dust or mud.
 - Grading and Drainage. Graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards.
 - Border Barricades. Any parking, vehicle storage or motor vehicle sales area abutting the street property line shall provide a concrete curb or timber barrier at least six inches in height and located at least two feet from the street property line. The curb or barrier shall be securely anchored. No curb or barrier shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.
 - Markings. All parking spaces (except motor vehicle sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the reviewing official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot.
 - The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of this chapter and the approved site plan.

Thank you,



David Dominguez, E.I.T.
Public Works & Community Development
City of Union Gap

(509) 249-9211
david.dominguez@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

Valle, Jenny

From: james norman <jamesknorman55@gmail.com>
Sent: Thursday, August 6, 2020 1:35 PM
To: Valle, Jenny
Subject: 2020.0145.C30001

I am writing to say NO to this triplex. This is a small road like only 11 feet wide and a short dead end. Being 9 bedrooms there is a possibility of 9 cars on this small road plus the guest cars. This will happen when they start sharing the bedrooms for rent to much traffic for this small road. This is a quiet neighborhood with little space. Our sewer line is not the best very old. Three more houses on this road would be very bad, noise, theft, and traffic. Again I am saying NO to a triplex on this quiet road. Thank you James and Josephine Norman 1813 Lakeata ave Union Gap 509-949-9305

Exhibit 3

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

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Valle, Jenny

From: Valle, Jenny
Sent: Wednesday, September 9, 2020 3:37 PM
To: Lopez, Teresa
Subject: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001
Attachments: doc06180520200909151229.pdf

Teresa,

Will you please post on our website. Let me know if you have any questions. Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

Valle, Jenny

Subject: FW: GoToMeeting Invitation - Public Hearing - Tri-plex in R-2

Start: Tue 9/22/2020 10:00 AM
End: Tue 9/22/2020 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Clifton, Karen

-----Original Appointment-----

From: Clifton, Karen <Karen.Clifton@uniongapwa.gov>

Sent: Tuesday, September 8, 2020 10:53 AM

To: Clifton, Karen; Valle, Jenny

Subject: GoToMeeting Invitation - Public Hearing - Tri-plex in R-2

When: Tuesday, September 22, 2020 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where:

Public Hearing - Tri-plex in R-2

Tue, Sep 22, 2020 10:00 AM - 11:00 AM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/434304653>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212

- One-touch: <tel:+18722403212,,434304653#>

Access Code: 434-304-653

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/434304653>

Valle, Jenny

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Thursday, September 10, 2020 11:51 AM
To: Valle, Jenny
Subject: Re: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001
Attachments: LopezAP-41-958864-1.pdf

Good morning. I have scheduled this legal notice for 9/13, for a cost of \$327.05.

--

Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901
P.O. Box 9668, Yakima, WA 98909
Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Valle, Jenny <Jenny.Valle@uniongapwa.gov>
Sent: Wednesday, September 9, 2020 3:35 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001

Hi Simon,

Will you please post as soon as possible. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

YAKIMA HERALD-REPUBLIC

WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima -Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	09/10/20
Account #:	110020
Company Name:	CITY OF UNION GAP
Contact:	Teresa Lopez, AP
Address:	PO BOX 3008 UNION GAP, WA 98903-0008
Telephone:	(509) 248-0432
Fax:	(509) 248-6494

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	958864
Start:	09/13/20
Stop:	09/13/20
Total Cost:	\$327.05
Lines:	124.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	09/13/20

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NOTICE OF PUBLIC HEARING

DATE: September 9, 2020
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On September 22, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above applications. The hearing will be conducted via GOTOMeeting.

To attend telephonically via GoToMeeting: On Tuesday, September 22, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1(872) 240-3212
Access Code: 434-304-653

To attend from your computer, tablet or smartphone go to:
<https://global.gotomeeting.com/join/434304653>

COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by September 21, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov

(958864) September 13, 2020

Courtesy of Yakima Herald-Republic

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Valle, Jenny

From: Valle, Jenny
Sent: Wednesday, September 9, 2020 3:36 PM
To: 'ssizer@yakimaherald.com'
Subject: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001
Attachments: PubHearNotice_Liddicoat_Lakeata Ave Tri-Plex 2020.0145.C30001.docx

Hi Simon,

Will you please post as soon as possible. Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

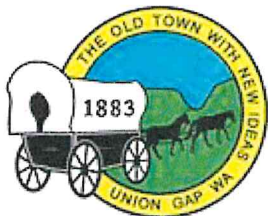
P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

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Valle, Jenny

From: Valle, Jenny
Sent: Wednesday, September 9, 2020 3:42 PM
To: Cavanaugh, Jason; Dominguez, David; Henne, Dennis; Fisher, Arlene; Clifton, Karen; Cobb, Gregory; 'Bronson Brown'; 'Lynn Deitrick'; 'jeff.watson@yvcog.org'; 'leanne liddicoat'
Cc: 'tcbgc@aol.com'
Subject: Public Hearing Notice, File No.: 2020.0145.C30001
Attachments: doc06180520200909151229.pdf

Attached will be the above mentioned. Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

**AFFIDAVIT OF SERVICE UPON APPLICANT,
AND UPON OTHER PARTIES**

RE: Notice of Public Hearing – Class 3 Review

Applicant: Digital Design and Development

Property Owner: Araceli Gonzalez & Roberto Arteaga

Parcel # 191332-12502

File No: 2020.0145.C30001

Jenny Valle, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 9th day of September, 2020, the undersigned deposited in the U.S. Mail a properly stamped and addressed envelope by first class mail, postage prepaid, to the Adjoining Owners to the attached addresses, containing a copy of the document and checklist to which is attached to this Affidavit.

I certify under the penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 9th day of September, 2020, at Union Gap, Washington.


Jenny Valle, Administrative Secretary
Public Works & Community
Development

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NOTICE OF PUBLIC HEARING

DATE: September 9, 2020
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On September 22, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above applications. The hearing will be conducted via GOTOMeeting. To attend telephonically via GoToMeeting: On Tuesday, September 22, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1(872) 240-3212
Access Code: 434-304-653

To attend from your computer, tablet or smartphone go to:
<https://global.gotomeeting.com/join/434304653>

COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by September 21, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov

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**LAND USE ACTION
PROPOSED FOR
THIS SITE**

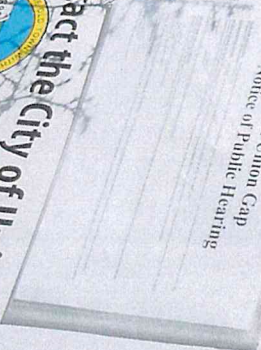
Contact the City of Union Gap
COMMUNITY &
ECONOMIC
DEVELOPMENT

09.09.2020 16:06

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**LAND USE ACTION
PROPOSED FOR
THIS SITE**

City of Union Gap
Notice of Public Hearing



\$500

COMMUNITY
ECONOMIC
DEVELOPMENT

Contact the City of Union Gap

09:09:2020 16:06

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City of Union Gap Notice of Public Hearing

NOTICE OF APPLICATION: The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakota Avenue, Union Gap, Washington 98003. The parcel number is 19132712502.

ENVIRONMENTAL REVIEW: The proposed is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(4)(b)(ii).

NOTICE OF PUBLIC HEARING: On September 22, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted via Zoom/Meeting. To attend telephonically via Zoom/Meeting, On Tuesday, September 22, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:
Phone Number: 1877-360-3132
Access Code: 414-504-4053

To attend from your computer, tablet or smartphone, go to: <https://global.zoom.us/j/41404053>

REQUEST FOR PUBLIC COMMENT

Any person who wishes to provide written comments on the proposed project and its probable impacts, please provide your comments at the open record hearing or send your written comments and any documentation to be included in the record prior to the hearing to the address below:

City of Union Gap
Public Works and Community Development
1801 1st Avenue, Suite 200
Union Gap, WA 98003-9009

Or send your comments via e-mail to: publicworks@cityofuniongap.com. By September 21, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comments at the public hearing. The City does not guarantee that all comments will be included in the record. It is the City's policy to only accept comments from the public. Comments received from the public will be made available to the public at the public hearing or the City's website. Comments received from the public will be made available to the public at the public hearing or the City's website.

Public Works and Community Development

Contact the City of Union Gap
COMMUNITY & ECONOMIC DEVELOPMENT
09:09:2020 16:06



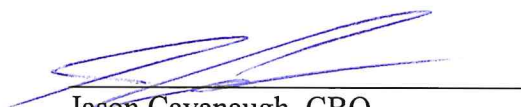
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AFFIDAVIT OF POSTING

Jason Cavanaugh, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 9th day of September, 2020 I posted an 11 x 17 copy of the attached notice on the south property line of parcel 191332-12502 on the north side of Lakeata Ave.

I certify under penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 9th day of September, 2020.



Jason Cavanaugh, CBO
Public Works and Community Development

City of Union Gap

Notice of Public Hearing

NOTICE OF APPLICATION: The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW: The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On September 22, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above applications. The hearing will be conducted via GOTOmeeting.

To attend telephonically via GoToMeeting: On Tuesday, September 22, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1(872) 240-3212
Access Code: 434-304-653

To attend from your computer, tablet or smartphone go to: <https://global.gotomeeting.com/join/434304653>

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by September 21, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at jenny.valle@uniongapwa.gov


Jason Cavanaugh, CBO
Public Works and Community Development

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Valle, Jenny

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Thursday, August 6, 2020 2:32 PM
To: Valle, Jenny
Subject: Re: Class 3 Review, 2020.0145.C30001
Attachments: LopezAP-32-954858-1.pdf

Good afternoon. I have scheduled this legal notice for 8/9, for a cost of \$232.10.

--

Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901
P.O. Box 9668, Yakima, WA 98909
Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Valle, Jenny <Jenny.Valle@uniongapwa.gov>
Sent: Thursday, August 6, 2020 7:31 AM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: Class 3 Review, 2020.0145.C30001

Morning Simon,

Will you please post as soon as possible. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

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YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM
El Sol de Yakima
-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	08/06/20
Account #:	110020
Company Name:	CITY OF UNION GAP
Contact:	Teresa Lopez,AP
Address:	PO BOX 3008 UNION GAP, WA 98903-0008
Telephone:	(509) 248-0432
Fax:	(509) 248-6494

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	954858
Start:	08/09/20
Stop:	08/09/20
Total Cost:	\$232.10
Lines:	88.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	08/09/20

NOTICE OF APPLICATION

DATE: August 4, 2020

FROM: Jason Cavanaugh, CBO

Public Works & Community Development

APPLICANT: Leanne Liddicoat, Digital Design and Development

SUBJECT: Notice of Application for a Class 3 (Conditional Use) Application

FILE NO.: 2020.0145.C30001

TAX PARCEL NUMBERS: 19133212502

DATE OF APPLICATION: July 22, 2020

Date of Determination of Application Completeness: July 28, 2020

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorical exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii). The City of Union Gap Municipal Code 18.50.030.

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by, August 18, 2020, will be considered. Please send your written comments to City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov Please reference file number 2020.0145.C30001

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny.Valle@uniongapwa.gov

(954858) August 9, 2020

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Courtesy of Yakima Herald-Republic

Valle, Jenny

From: Valle, Jenny
Sent: Thursday, August 6, 2020 7:32 AM
To: 'ssizer@yakimaherald.com'
Subject: Class 3 Review, 2020.0145.C30001
Attachments: NOA Triplex Liddicoat_ Lakeata Ave 2020.0145.C30001.docx

Morning Simon,

Will you please post as soon as possible. Thank you



Jenny Valle
Administrative Secretary
(509) 575-3638
jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

Valle, Jenny

From: Valle, Jenny
Sent: Tuesday, August 4, 2020 4:30 PM
To: Cavanaugh, Jason; Dominguez, David; Fisher, Arlene; Clifton, Karen; Cobb, Gregory; 'Bronson Brown'; 'Lynn Deitrick'
Cc: Henne, Dennis; 'leanne liddicoat'
Subject: Class 3 Review, 2020.0145.C30001
Attachments: doc05963320200804102719.pdf; doc05963420200804103027.pdf

Attached will be the above mentioned for your review and comment. Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

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**AFFIDAVIT OF SERVICE UPON APPLICANT,
AND UPON OTHER PARTIES**

RE: Notice of Application – Class 3 Review

Applicant: Digital Design and Development

Property Owner: Araceli Gonzalez & Roberto Arteaga

Parcel # 191332-12502

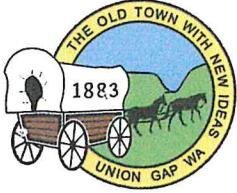
File No: 2020.0145.C30001

Jenny Valle, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 4th day of August, 2020, the undersigned deposited in the U.S. Mail a properly stamped and addressed envelope by first class mail, postage prepaid, to the Adjoining Owners to the attached addresses, containing a copy of the document and checklist to which is attached to this Affidavit.

I certify under the penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 4th day of August, 2020, at Union Gap, Washington.


Jenny Valle, Administrative Secretary
Public Works & Community
Development



CITY OF
UNION GAP
1883

NOTICE OF APPLICATION

DATE: August 4, 2020
FROM: Jason Cavanaugh, CBO
Public Works & Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Notice of Application for a Class 3 (Conditional Use) Application
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502
DATE OF APPLICATION: July 22, 2020
Date of Determination of Application Completeness: July 28, 2020

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorical exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii). The City of Union Gap Municipal Code 18.50.030.

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by, August 18, 2020, will be considered. Please send your written comments to City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov Please reference file number 2020.0145.C30001

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny.Valle@uniongapwa.gov

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	<h1>Class Three</h1> <h2>City of Union Gap</h2> <p>3106 1st Street P.O. Box 3008 Union Gap, WA 98903 509-575-3638 Fax 509-248-6494</p>	<p>Date Issued: 07/22/2020</p> <p>Permit #: 2020.0145.C30001</p>
--	--	--

Permit is not valid until paid in full

Applied Date: 07/22/2020

Issue Date: 07/22/2020

Expiration Date 01/18/2021

Proposed Use: TRI-PLEX IN R-2 ZONING

Physical Address: 1811 LAKEATA AVE

Parcel #: 19133212502

Subdivision:

Zoning:

Load:

Use:

Occupancy:

Require Sprinklers: No

Structures:

Stories:

Bedrooms:

Construction Type:

Code Edition:

Service Location:

Heating:

Roofing:

Bathrooms:

Applicant

DIGITAL DESIGN AND DEVELOPMENT LLC,
3611 RIVER ROAD, STE 100

YAKIMA, WA 98902

Contact:

Phone: (509) 833-8552

Fax: () -

Email:

Contractor

TBD,

Contact:

Phone: () -

Fax: () -

Bus Lic:

Cont Lic:

UBI:

Fees	Qty	Rate	Amount	Date Fully Paid	Invoice #	Amount
Class Three Review	1.00	751.73	751.73			
NOTICE OF APPLICATION	1.00	350.00	350.00			
NOTICE OF PUBLIC HEARING	1.00	150.00	150.00			
HEARING EXAMINER	1.00	1,600.00	1,600.00			
			2,851.73			

Estimated Balance Due: 2,851.73

Permit is not valid until paid in full


By signing this document, I agree to abide by the laws, codes and standard specifications governing land development, construction and fire/life safety as required by Federal and State laws and Union Gap Municipal Code.

Applicant Signature _____

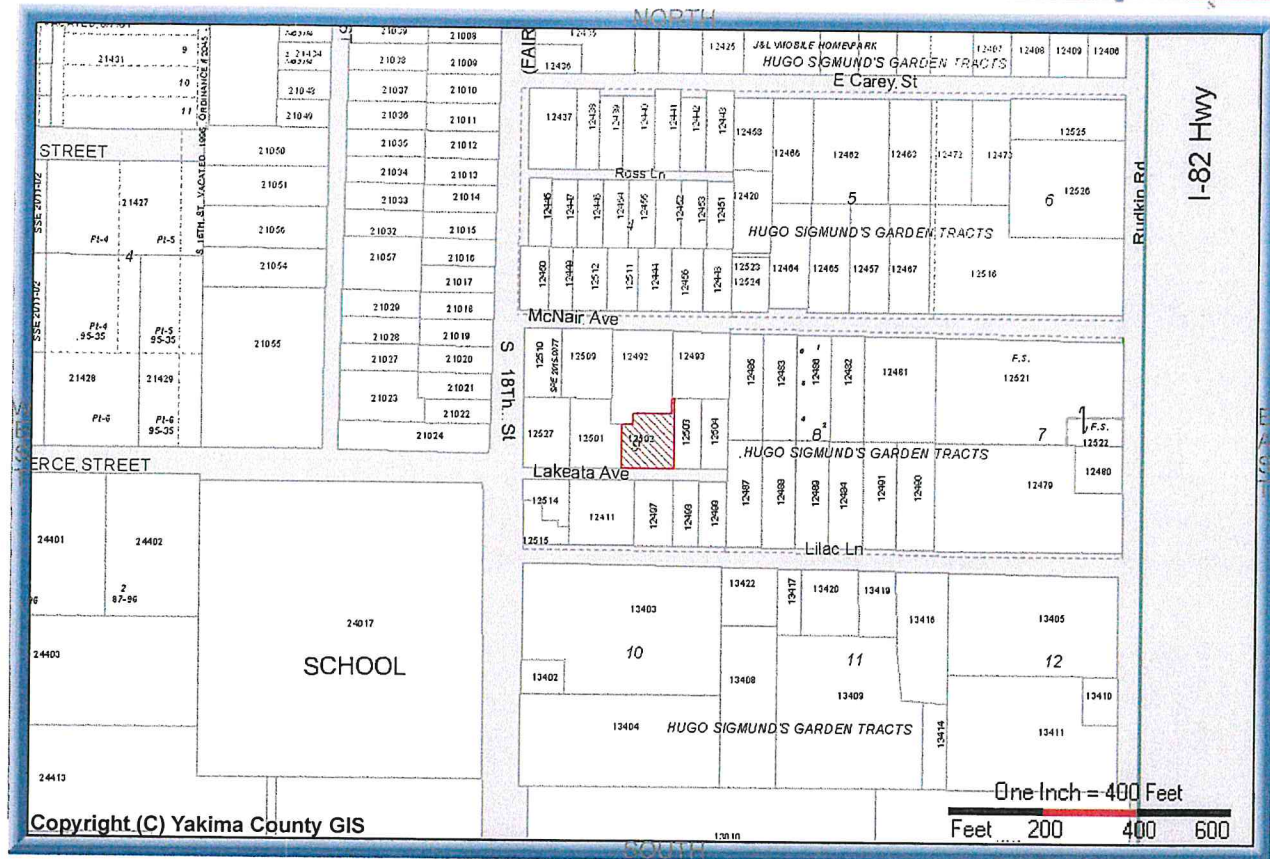
Date _____


2020
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Initials _____

LAND USE APPLICATION CITY OF UNION GAP, DEPARTMENT OF COMMUNITY DEVELOPMENT 3106 SOUTH 1st STREET, UNION GAP, WASHINGTON 98903 VOICE: (509) 575-3638 FAX: (509) 248-6494																												
INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.																												
Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. Community Development cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.																												
PART I – GENERAL INFORMATION																												
1. Applicant's Name, Address, And Phone Number	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Name</td> <td colspan="5">Digital Design and Development/Leanne Liddicoat</td> </tr> <tr> <td>Street</td> <td colspan="5">3611 River Road, Ste 100</td> </tr> <tr> <td>City</td> <td>Yakima</td> <td>ST</td> <td>WA</td> <td>Zip</td> <td>98902</td> </tr> <tr> <td>Phone</td> <td colspan="5">833-8552</td> </tr> </table>	Name	Digital Design and Development/Leanne Liddicoat					Street	3611 River Road, Ste 100					City	Yakima	ST	WA	Zip	98902	Phone	833-8552							
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Street	3611 River Road, Ste 100																											
City	Yakima	ST	WA	Zip	98902																							
Phone	833-8552																											
2. Applicant's Property Interest	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Check One</td> <td><input type="checkbox"/> Owner</td> <td><input checked="" type="checkbox"/> Agent</td> <td><input type="checkbox"/> Purchaser</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Check One	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other																						
Check One	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other																								
3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Name</td> <td colspan="5">Roberto Arteaga</td> </tr> <tr> <td>Street</td> <td colspan="5">14400 Tieton Drive</td> </tr> <tr> <td>City</td> <td>Yakima</td> <td>ST</td> <td>WA</td> <td>Zip</td> <td>98908</td> </tr> <tr> <td>Phone</td> <td colspan="5">307-3453</td> </tr> </table>	Name	Roberto Arteaga					Street	14400 Tieton Drive					City	Yakima	ST	WA	Zip	98908	Phone	307-3453							
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Street	14400 Tieton Drive																											
City	Yakima	ST	WA	Zip	98908																							
Phone	307-3453																											
4. Subject Property's Assessor's Parcel Number(s):	19133212502																											
5. Legal Description of Property. (if lengthy, please attach it on a separate document)	HUGO SIGMUND'S GARDEN TRS. BEG 209 FTS & 227 FT E OF NW COR LOT 9, TH S93 FT, TH E 110 FT, TH N 147 FT, TH W 6 FT, TH S 31 FT, TH W 62 FT, TH S 23-1/2 FT, TH W 22 FT TO BEG.																											
6. Property's Existing Zoning:	<input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> C-1 <input type="checkbox"/> C-2 <input type="checkbox"/> CBD <input type="checkbox"/> W/W <input type="checkbox"/> L-I <input type="checkbox"/> Pbf <input type="checkbox"/> PrC <input type="checkbox"/> PkO																											
7. Property Address:	1811 Lakeata Ave.																											
8. Type Of Application: (Check All That Apply)	<table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Administrative Adjustment</td> <td><input type="checkbox"/> Environmental Checklist (SEPA)</td> <td><input type="checkbox"/> Easement Release</td> </tr> <tr> <td><input checked="" type="checkbox"/> Class (2) Review</td> <td><input type="checkbox"/> Right-of-Way Vacation</td> <td><input type="checkbox"/> Rezone</td> </tr> <tr> <td><input checked="" type="checkbox"/> Class (3) Review</td> <td><input type="checkbox"/> Transportation Concurrence</td> <td><input type="checkbox"/> Shoreline</td> </tr> <tr> <td><input type="checkbox"/> Short Plat</td> <td><input type="checkbox"/> Non-Conforming Structure/Use</td> <td><input type="checkbox"/> Critical Areas</td> </tr> <tr> <td><input type="checkbox"/> Long Plat</td> <td><input type="checkbox"/> Type 3 Modification</td> <td><input type="checkbox"/> Variance</td> </tr> <tr> <td><input type="checkbox"/> Admin. Modification</td> <td><input type="checkbox"/> Interpretation by Hearing Examiner</td> <td><input type="checkbox"/> Amended Plat</td> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td><input type="checkbox"/> Temporary Use Permit</td> <td><input type="checkbox"/> Binding Site Plan</td> </tr> <tr> <td><input type="checkbox"/> Home Occupation</td> <td><input type="checkbox"/> Comp Plan Amendment</td> <td><input type="checkbox"/> Planned Development</td> </tr> <tr> <td colspan="3"> <input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Easement Release	<input checked="" type="checkbox"/> Class (2) Review	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Class (3) Review	<input type="checkbox"/> Transportation Concurrence	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Non-Conforming Structure/Use	<input type="checkbox"/> Critical Areas	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Type 3 Modification	<input type="checkbox"/> Variance	<input type="checkbox"/> Admin. Modification	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Appeal	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Comp Plan Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____		
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PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS																												
9. SEE ATTACHED SHEETS																												
PART IV – CERTIFICATION																												
10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.																												
 PROPERTY OWNERS SIGNATURE	05/11/2020 DATE																											
FOR ADMINISTRATIVE USE ONLY Revised 09-12																												
Notes:																												
FILE #																												
DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date																								

RECEIVED
 JUL 22 2020
 # 28
 Community Development



	Parcel Address: 1811 LAKEATA AVE, UNION GAP ,WA 98903	
	Parcel Owner(s): ARACELI GONZALEZ	
	Parcel Number: 19133212502	Parcel Size: 0.29 Acre(s)
	Property Use: 11 Single Unit	
Tax Code Area (TCA): 330		Tax Year: 2020
Improvement Value: \$55700		Land Value: \$28500
Current Use Value: \$0		Current Use Improvement: \$0
New Construction: \$0		Total Assessed Value: \$84200
Zoning:		Jurisdiction: Union Gap (Urban Area Zoning Ordinance)
Urban Growth Area: Union Gap		Future Landuse Designation: City Limits (Yakima County Plan 2015)
FEMA:		FIRM Panel Number: 53077C1053D
+ Latitude: 46° 34' 27.003"		+ Longitude: -120° 28' 35.577"
Range: 19 Township: 13 Section: 32		
Narrative Description: HUGO SIGMUND'S GARDEN TRS: BEG 209 FTS & 227 FT E OF NW COR LOT 9, TH S93 FT, TH E 110 FT, TH N 147 FT, TH W6 FT, TH S 31 FT, TH W 82 FT, TH S 23->FT, TH W 22 FT TO BEG.		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		

City of Union Gap, WA
Adjoining Property Owners -APN 19133212502



Subject Parcel

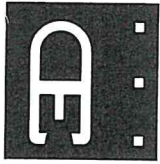


Adjoining Parcel

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DIGITAL DESIGN
& DEVELOPMENT, LLC.

100 WEST LAKESIDE
SUITE 100, LAKESIDE, OHIO 44133
440.233.1111
WWW.DDDCVA.COM

© 2020 DIGITAL DESIGN & DEVELOPMENT, LLC

PROJECT:
TRIPLEX
APARTMENT
UNION GAP

SHEET:
SITE PLAN

OWNER:
ROBERTO ARTEAGA

SITE DATA:
PARCEL NUMBER: 19133212502
1811 LAKEATA AVE
UNION GAP, WA

SITE COVERAGE:
BUILDING: 3,499 SF
WALKS: 525 SF
PARKING LOT: 1,969 SF
TOTAL AREA: 5,993 SF
PARCEL AREA: 12,632 SF
LOT COVERAGE: 47 %
ZONING: R-2

DRAWING DATA:
DATE: JULY 15, 2020
FILE # UNION GAP ZONING 71500
BY: SWL
SCALE: NOTED

ISSUED FOR:
CONCEPT

SHEET SIZE: 18X24

SHEET:

C.1.0

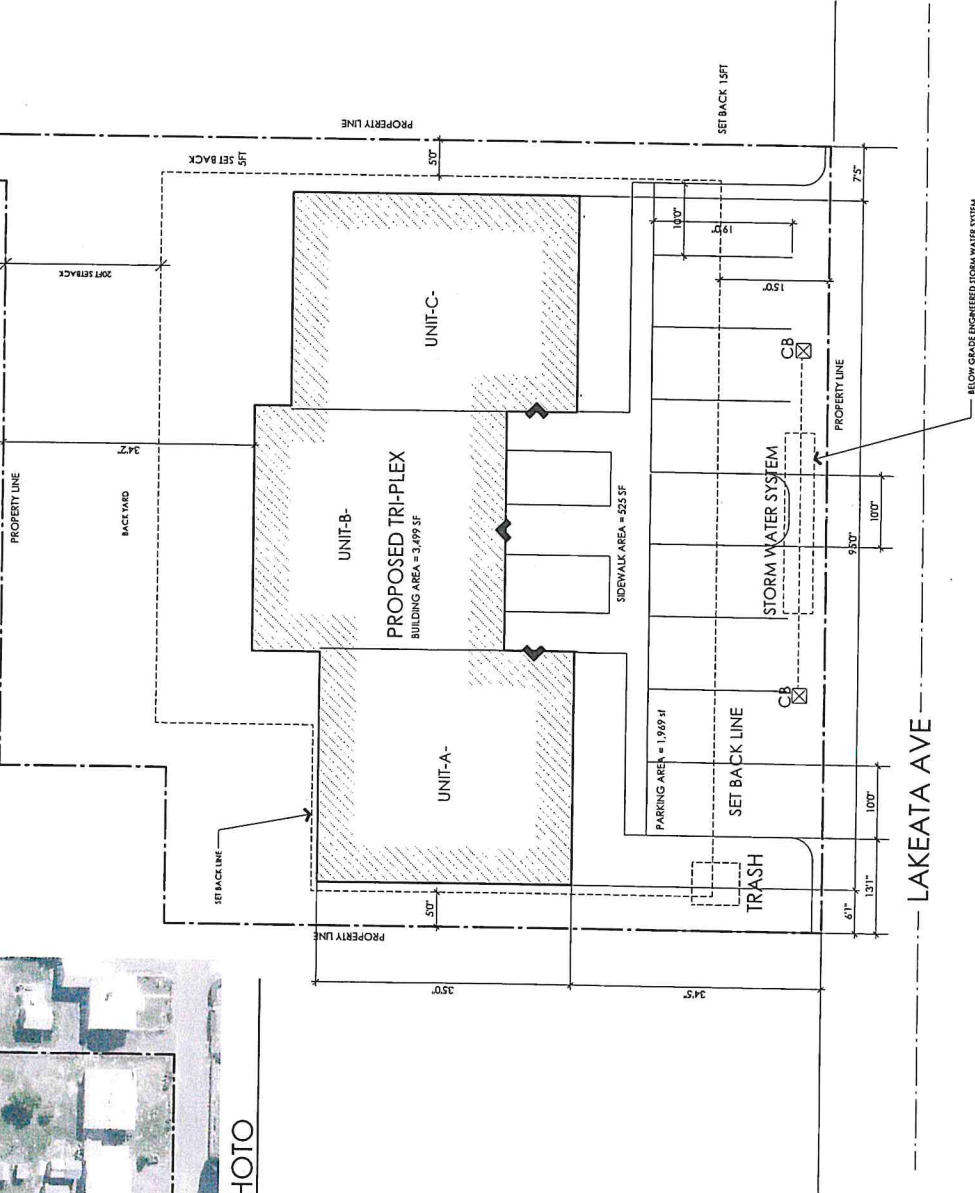
RECEIVED

JUL 22 2020

Community Development
25



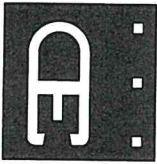
AERIAL PHOTO
NTS



⊕ SITE PLAN
1/8"=1'-0"

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DIGITAL DESIGN
& DEVELOPMENT, LLC.
P.O. BOX 833
ALBANY, NY 12207-0833
518.486.8822
WWW.DDDLLC.COM

© 2007 DIGITAL DESIGN & DEVELOPMENT, LLC.

PROJECT:

TRIPLEX
APARTMENT

UNION GAP

SHEET:

FLOOR PLAN
ELEVATION

DRAWING DATA:

DATE:
FILE:
BY:
SCALE:

ISSUED FOR:
CONCEPT

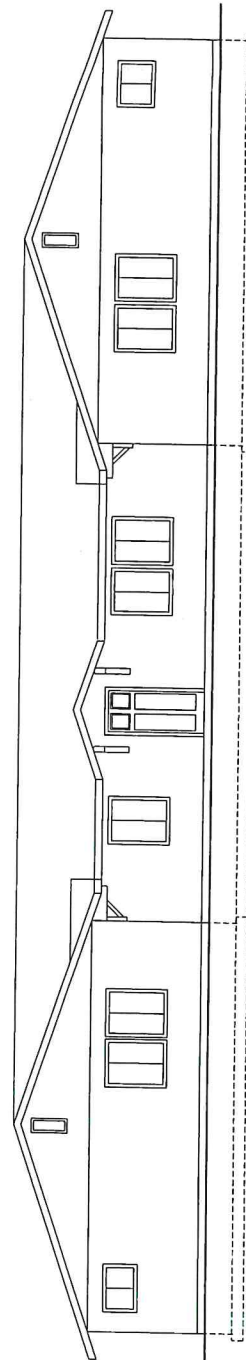
SHEET SIZE 18X24

SHEET:

A.1.0

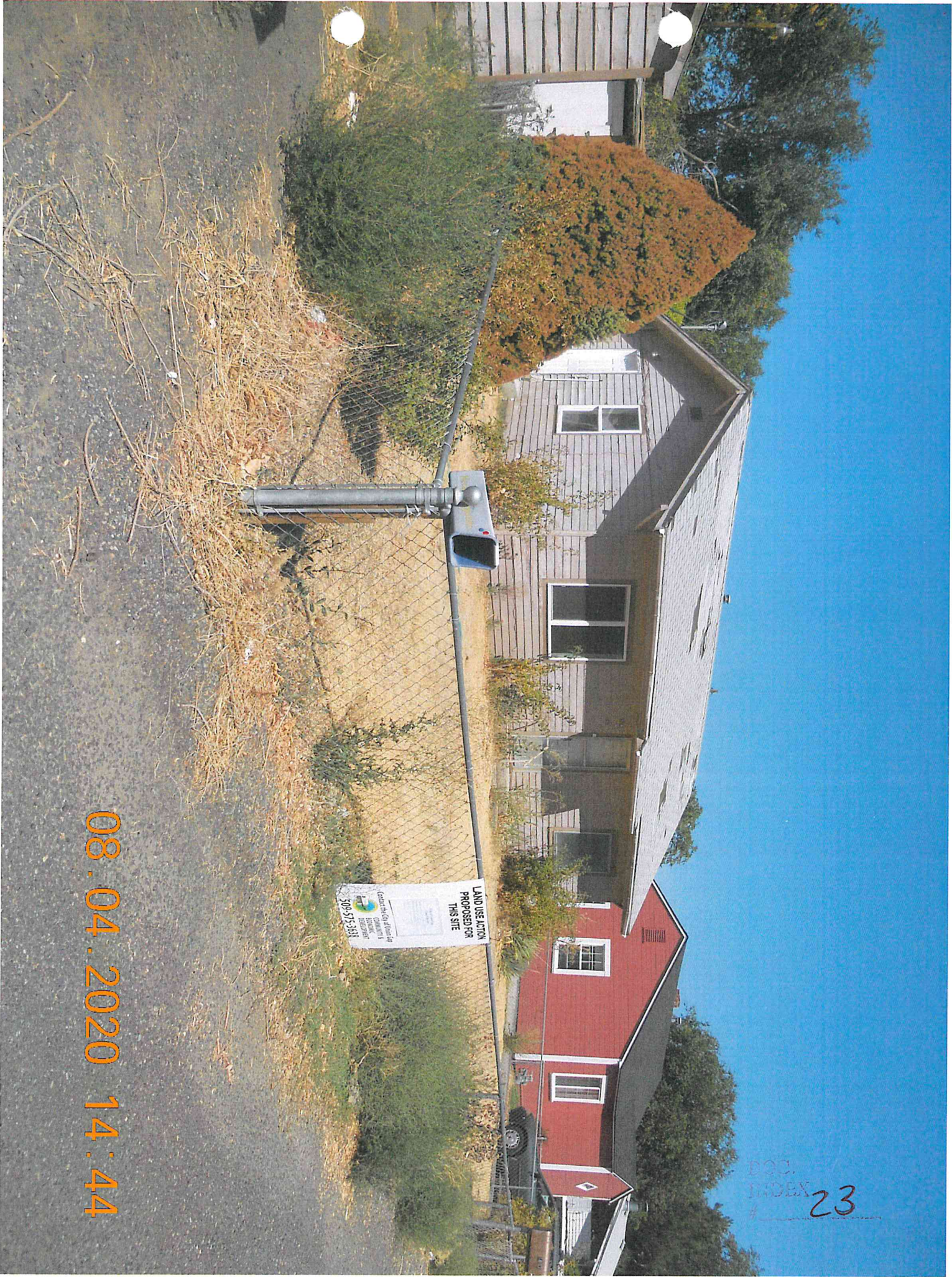
JUL 27 2020
1:00 PM
Community Development

MAIN LEVEL FLOOR PLAN
3/16"=1'-0"



FRONT ELEVATION
3/16"=1'-0"

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08.04.2020 14:44

City of Union Gap Class 3 Review

NOTICE OF APPLICATION: The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeland Avenue, Union Gap, Washington 98043. The parcel number is 19133212502.

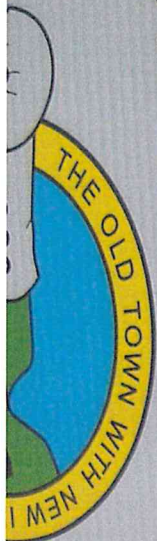
ENVIRONMENTAL REVIEW: The proposal is categorical exempt from the State Environmental Policy Act (SEPA) per WAC 197.11.800(1)(b)(ii). The City of Union Gap Municipal Code 18.50.030.

REQUEST FOR WRITTEN COMMENTS: Written comments and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by August 18, 2020, will be considered. Please send your written comments to City of Union Gap, P.O. Box 3008, Union Gap, Washington 98043 or email your comments to jeany.salle@uniongapwa.gov. Please reference the number 2020.0145.01000.

The file containing the complete application is available for public review at the City of Union Gap Community Development Department. If you have any questions on this proposal, please contact Jeany Valle at (509) 725-6143 or by email at jeany.salle@uniongapwa.gov.

Jeany Valle, CBO
Public Works and Community Development

Contact the City of Union Gap



COMMUNITY &
ECONOMIC
DEPARTMENT

08:04:2020 14:44

ECC.
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**LAND USE ACTION
PROPOSED FOR
THIS SITE**

City of Union Gap
CITY 3 ACTION



Contact the City of Union Gap
COMMUNITY &
ECONOMIC
DEVELOPMENT

509-575-3638

08:04:2020 14:44

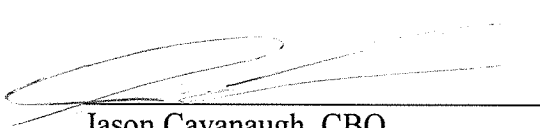
FOR
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AFFIDAVIT OF POSTING

Jason Cavanaugh, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 4th day of August, 2020 I posted an 11 x 17 copy of the attached notice on the south property line of parcel 191332-12502 on the north side of Lakeata Ave.

I certify under penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 4th day of August, 2020.



Jason Cavanaugh, CBO
Public Works and Community Development

City of Union Gap

Class 3 Review

NOTICE OF APPLICATION:
The parcel number is 19133212502

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903.


ENVIRONMENTAL REVIEW:

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Jason Cavanaugh, CBO
Public Works and Community Development

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ANGELO ANTHONY TAYLOR
1804 LAKEATA AVE
UNION GAP, WA 98903

ANTONIO & ARELI RIVERA
1816 LAKEATA AVE
UNION GAP, WA 98903

ANTONIO & MARCELA CAUSOR
1116 S 6TH AVE
YAKIMA, WA 98902

BARBARA RUST
1903 LILAC LN
UNION GAP, WA 98903

CHARLES & MARILYN FERREIRA
1905 LILAC LN
UNION GAP, WA 98903

DANIEL DRISKILL
1901 MCNAIR AVE
UNION GAP, WA 98903

DATA STAR CORPORATION
111 LUPINE DR.
YAKIMA, WA 98901

DAVE & DEBRA MATSON
2218 CORNELL AVE
YAKIMA, WA 98903

DELBERT & PATRICIA ODMAN
805 S 22ND AVE
YAKIMA, WA 98902

FEDERICO LAGUNA-ISLAS
1513 FOLSOM AVE
YAKIMA, WA 98902

JACK & SHERRIE HEAVERLO WILLIAMS
1812 MCNAIR AVE
UNION GAP, WA 98903

JAMES & JOSEPHINE NORMAN
1813 LAKEATA AVE
UNION GAP, WA 98903

JUAN A SR & MINERVA SALAZAR
419 N 69TH AVE
YAKIMA, WA 98908

JUAN ANTONIO RODRIGUEZ JR
118 S THORN ST
SPOKANE, WA 99202

KARRI ESPINOZA
710 S 17TH AVE
YAKIMA, WA 98902

MANUEL TREVINO
1809 MCNAIR AVE
UNION GAP, WA 98903

MARIA DEL CARMEN EDGERLY
1918 S 18TH ST
UNION GAP, WA 98903

MARION WALKER
1812 LAKEATA AVE
UNION GAP, WA 98903

MARY GONZALEZ
1805 LAKETA AVE
UNION GAP, WA 98903

MICHAEL & DARLA MACDONALD
1808 LAKEATA AVE
UNION GAP, WA 98903

MOLLIE LEE
1904 MCNAIR AVE
YAKIMA, WA 98903

MYRON BEAUCHENE
1802 MCNAIR AVE
UNION GAP, WA 98903

NANCY KRAUSE
1920 S 18TH ST
YAKIMA, WA 98903

R B F RETIREMENT INVESTMENTS LLC
1806 MC NAIR
UNION GAP, WA 98903

RAMIRO FLORES ARRELLANO
1811 MC NAIR AVE.
UNION GAP, WA 98903

STANLEY & JANICE BERNATH
1803 LAKEATA ST
YAKIMA, WA 98903

SUSANA ISIORDIA ESTRADA
1807 MCNAIR AVE
UNION GAP, WA 98903

SUSANNAH ARMSTRONG
1813 MCNAIR AVE
UNION GAP, WA 98903

TINA CYR
1815 LAKEATA AVE
UNION GAP, WA 98903

TRACY LANSDEN
1901 LILAC LN
UNION GAP, WA 98903

TRACY LANSDEN
1814 LAKEATA ST
UNION GAP, WA 98903

WILLIAM & LEA DRISKILL
1814 MCNAIR AVE
UNION GAP, WA 98903

YAKIMA SCHOOL #7
104 N 4TH AVE
YAKIMA, WA 98902

TRACY LANSDEN
1814 LAKEATA ST
UNION GAP, WA 98903

WILLIAM & LEA DRISKILL
1814 MCNAIR AVE
UNION GAP, WA 98903

YAKIMA SCHOOL #7
104 N 4TH AVE
YAKIMA, WA 98902

203.
PO BOX
17

PARCEL NUMBER	OWER	ADDRESS	CITY	STATE
19133212514	ANGELO ANTHONY TAYLOR	1804 LAKEATA AVE	UNION GAP	WA
19133212499	ANTONIO & ARELI RIVERA	1816 LAKEATA AVE	UNION GAP	WA
19133212464	ANTONIO & MARCELA CAUSOR	1116 S 6TH AVE	YAKIMA	WA
19133212488	BARBARA RUST	1903 LILAC LANE	UNION GAP	WA
19133212489	CHARLES S & MARILYN FERREIRA	1905 LILAC LN	UNION GAP	WA
19133212524	DANIEL L DRISKILL	1901 MCNAIR AVE	UNION GAP	WA
19133213422	DATA STAR CORPORATION	111 LUPINE DR	YAKIMA	WA
19133213403	DATASTAR CORPORATION	111 LUPINE DR	YAKIMA	WA
19133212449	DAVE & DEBRA MATSON	2218 CORNELL AVE	YAKIMA	WA
19133221020	DELBERT D & PATRICIA ODMAN	805 S 22ND AVE	YAKIMA	WA
19133221024	FEDERICO LAGUNA-ISLAS	1513 FOLSOM AVE	YAKIMA	WA
19133212492	JACK & SHERRIE HEAVERLO WILLIAMS	1812 MC NAIR AVE	UNION GAP	WA
19133212503	JAMES & JOSEPHINE NORMAN	1813 LAKEATA AVE	UNION GAP	WA
19133212486	JUAN A SR & MINERVA SALAZAR	419 N 69TH AVE	YAKIMA	WA
19133212448	JUAN ANTONIO RODRIGUEZ JR	118 S THORN ST	SPOKANE	WA
19133212515	KARRI ESPINOZA	710 S 17TH AVE	YAKIMA	WA
19133212511	MANUEL P TREVINO	1809 MCNAIR AVE	UNION GAP	WA
19133221021	MARIA DEL CARMEN EDGERLY	1918 S 18TH ST	UNION GAP	WA
19133212497	MARION WALKER	1812 LAKEATA AVE	UNION GAP	WA
19133212501	MARY GONZALEZ	1805 LAKETA AVE	UNION GAP	WA
19133212411	MICHAEL E & DARLA MACDONALD	1808 LAKEATA AVE	UNION GAP	WA
19133212483	MOLLIE J. LEE	1904 MCNAIR AVE	YAKIMA	WA
19133212509	MYRON BEAUCHENE	1802 MCNAIR AVE	UNION GAP	WA
19133221022	NANCY KRAUSE	1920 S 18TH ST	YAKIMA	WA
19133212510	R B F RETIREMENT INVESTMENTS LLC	1806 MC NAIR	UNION GAP	WA
19133212444	RAMIRO FLORES ARRELLANO	1811 MC NAIR AVE.	UNION GAP	WA
19133212527	STANLEY E. & JANICE BERNATH	1803 LAKEATA ST	YAKIMA	WA
19133212512	SUSANA ISIORDIA ESTRADA	1807 MCNAIR AVE	UNION GAP	WA
19133212456	SUSANNAH ARMSTRONG	1813 MCNAIR AVE	UNION GAP	WA
19133212504	TINA CYR	1815 LAKEATA AVE	UNION GAP	WA
19133212487	TRACY L LANSDEN	1901 LILAC LN	UNION GAP	WA
19133212498	TRACY L LANSDEN	1814 LAKEATA ST	UNION GAP	WA
19133212450	UNION GAP CITY	102 W AHTANUM RD	UNION GAP	WA
19133212485	WILLIAM E & LEA DRISKILL	1814 MCNAIR AVE	UNION GAP	WA
19133212493	WILLIAM E. DRISKILL	1814 MCNAIR AVE	YAKIMA	WA
19133224017	YAKIMA SCHOOL #7	104 N 4TH AVE	YAKIMA	WA

ZIP

[illegible]

Exhibit 2

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

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NOTICE OF PUBLIC HEARING

DATE: September 9, 2020
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii).

NOTICE OF PUBLIC HEARING: On September 22, 2020 commencing at 10:00 a.m., or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above applications. The hearing will be conducted via GOTOMeeting. To attend telephonically via GoToMeeting: On Tuesday, September 22, 2020 at 10:00 a.m., dial the number below, then enter access code followed by the # sign, and follow the prompts:

Phone Number: 1(872) 240-3212
Access Code: 434-304-653

To attend from your computer, tablet or smartphone go to:
<https://global.gotomeeting.com/join/434304653>

COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments and any documents to be included in the record prior to the hearing to the address below.

City of Union Gap
Public Works and Community Development Department
P.O. Box 3008
Union Gap, Washington 98903-0008

Or email your comments and documents to jenny.valle@uniongapwa.gov by September 21, 2020 to be included in the City staff report to the Hearing Examiner. You may also provide verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov



CITY OF
UNION GAP
1883

NOTICE OF APPLICATION

DATE: August 4, 2020
FROM: Jason Cavanaugh, CBO
Public Works & Community Development
APPLICANT: Leanne Liddicoat, Digital Design and Development
SUBJECT: Notice of Application for a Class 3 (Conditional Use) Application
FILE NO.: 2020.0145.C30001
TAX PARCEL NUMBERS: 19133212502
DATE OF APPLICATION: July 22, 2020
Date of Determination of Application Completeness: July 28, 2020

PROJECT DESCRIPTION:

The applicant is proposing to construct a multifamily triplex building approximately 3,499 square feet in area in the R-2 zone. The property is located 1811 Lakeata Avenue, Union Gap, Washington 98903. The parcel number is 19133212502

ENVIRONMENTAL REVIEW:



The proposal is categorical exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(1)(b)(ii). The City of Union Gap Municipal Code 18.50.030.

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by, August 18, 2020, will be considered. Please send your written comments to City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov. Please reference file number 2020.0145.C30001

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny.Valle@uniongapwa.gov

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	LAND USE APPLICATION CITY OF UNION GAP, DEPARTMENT OF COMMUNITY DEVELOPMENT 3106 SOUTH 1ST STREET, UNION GAP, WASHINGTON 98903 VOICE: (509) 575-3638 FAX: (509) 248-6494																											
INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly. Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. Community Development cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.																												
PART I – GENERAL INFORMATION																												
1. Applicant's Name, Address, And Phone Number	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Name</td> <td colspan="5">Digital Design and Development/Leanne Liddicoat</td> </tr> <tr> <td>Street</td> <td colspan="5">3611 River Road, Ste 100</td> </tr> <tr> <td>City</td> <td>Yakima</td> <td>ST</td> <td>WA</td> <td>Zip</td> <td>98902</td> </tr> <tr> <td>Phone</td> <td colspan="5">833-8552</td> </tr> </table>	Name	Digital Design and Development/Leanne Liddicoat					Street	3611 River Road, Ste 100					City	Yakima	ST	WA	Zip	98902	Phone	833-8552							
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Street	3611 River Road, Ste 100																											
City	Yakima	ST	WA	Zip	98902																							
Phone	833-8552																											
2. Applicant's Property Interest	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Check One</td> <td><input type="checkbox"/> Owner</td> <td><input checked="" type="checkbox"/> Agent</td> <td><input type="checkbox"/> Purchaser</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	Check One	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____																						
Check One	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____																								
3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Name</td> <td colspan="5">Roberto Arteaga</td> </tr> <tr> <td>Street</td> <td colspan="5">14400 Tieton Drive</td> </tr> <tr> <td>City</td> <td>Yakima</td> <td>ST</td> <td>WA</td> <td>Zip</td> <td>98908</td> </tr> <tr> <td>Phone</td> <td colspan="5">307-3453</td> </tr> </table>	Name	Roberto Arteaga					Street	14400 Tieton Drive					City	Yakima	ST	WA	Zip	98908	Phone	307-3453							
Name	Roberto Arteaga																											
Street	14400 Tieton Drive																											
City	Yakima	ST	WA	Zip	98908																							
Phone	307-3453																											
4. Subject Property's Assessor's Parcel Number(s): 19133212502																												
5. Legal Description of Property. (if lengthy, please attach it on a separate document) HUGO SIGMUND'S GARDEN TRS: BEG 209 FTS & 227 FT E OF NW COR LOT 9, TH S93 FT, TH E 110 FT, TH N 147 FT, TH W6 FT, TH S 31 FT, TH W 62 FT, TH S 23->FT, TH W 22 FT TO BEG.																												
6. Property's Existing Zoning: <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> C-1 <input type="checkbox"/> C-2 <input type="checkbox"/> CBD <input type="checkbox"/> W/W <input type="checkbox"/> L-1 <input type="checkbox"/> PbF <input type="checkbox"/> PrC <input type="checkbox"/> PkO																												
7. Property Address: 1811 Lakeata Ave.																												
8. Type Of Application: (Check All That Apply) <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Administrative Adjustment</td> <td><input type="checkbox"/> Environmental Checklist (SEPA)</td> <td><input type="checkbox"/> Easement Release</td> </tr> <tr> <td><input checked="" type="checkbox"/> Class (2) Review</td> <td><input type="checkbox"/> Right-of-Way Vacation</td> <td><input type="checkbox"/> Rezone</td> </tr> <tr> <td><input checked="" type="checkbox"/> Class (3) Review</td> <td><input type="checkbox"/> Transportation Concurrence</td> <td><input type="checkbox"/> Shoreline</td> </tr> <tr> <td><input type="checkbox"/> Short Plat</td> <td><input type="checkbox"/> Non-Conforming Structure/Use</td> <td><input type="checkbox"/> Critical Areas</td> </tr> <tr> <td><input type="checkbox"/> Long Plat</td> <td><input type="checkbox"/> Type 3 Modification</td> <td><input type="checkbox"/> Variance</td> </tr> <tr> <td><input type="checkbox"/> Admin. Modification</td> <td><input type="checkbox"/> Interpretation by Hearing Examiner</td> <td><input type="checkbox"/> Amended Plat</td> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td><input type="checkbox"/> Temporary Use Permit</td> <td><input type="checkbox"/> Binding Site Plan</td> </tr> <tr> <td><input type="checkbox"/> Home Occupation</td> <td><input type="checkbox"/> Comp Plan Amendment</td> <td><input type="checkbox"/> Planned Development</td> </tr> <tr> <td colspan="3"> <input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____ </td> </tr> </table>		<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Easement Release	<input checked="" type="checkbox"/> Class (2) Review	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Class (3) Review	<input type="checkbox"/> Transportation Concurrence	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Non-Conforming Structure/Use	<input type="checkbox"/> Critical Areas	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Type 3 Modification	<input type="checkbox"/> Variance	<input type="checkbox"/> Admin. Modification	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Appeal	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Comp Plan Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____		
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<input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____																												
PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS 9. SEE ATTACHED SHEETS																												
PART IV – CERTIFICATION																												
10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.																												
 PROPERTY OWNERS SIGNATURE	05/11/2020 DATE																											
FOR ADMINISTRATIVE USE ONLY Revised 09-12																												
Notes: _____ FILE # _____																												
DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date																								

RECEIVED

JUL 22 2020

Community Development



DIGITAL DESIGN
& DEVELOPMENT, LLC.

1000 15TH AVE NW
SUITE 1000
SEASIDE, WASHINGTON 98132

206.433.8833
WWW.DIGITALDESIGNLLC.COM

© 2012 DIGITAL DESIGN & DEVELOPMENT, LLC

PROJECT:

TRIPLEX
APARTMENT

UNION GAP

SHEET:

FLOOR PLAN
ELEVATION

DRAWING DATA:

DATE:

FILE#

BY:

SCALE

ISSUED FOR:

CONCEPT

SHEET SIZE: 18X24

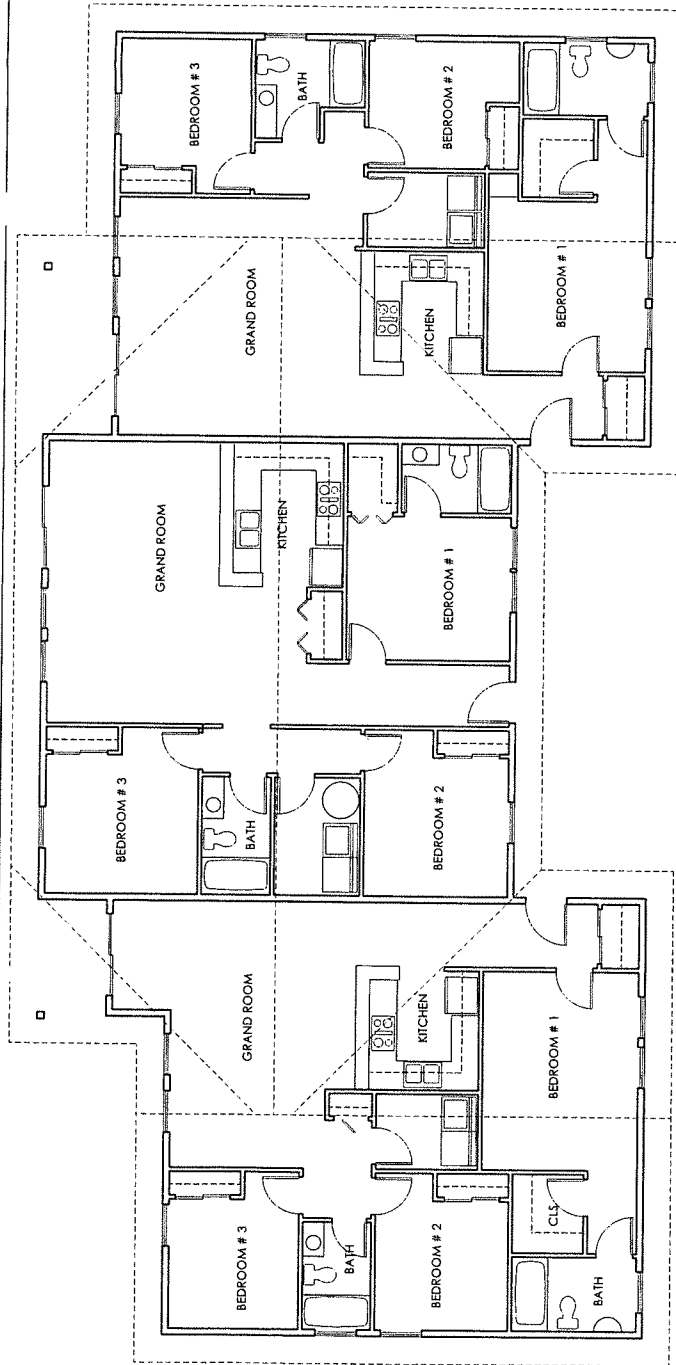
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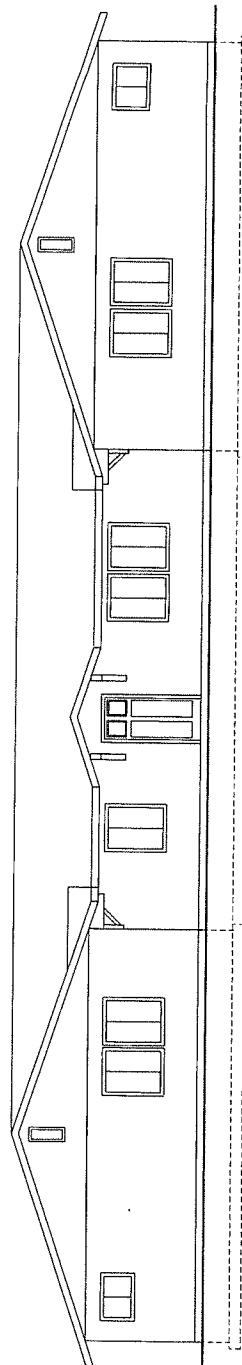
10/12/2010

10

Community Development



MAIN LEVEL FLOOR PLAN



FRONT ELEVATION

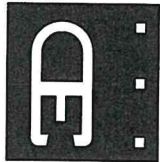


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AERIAL PHOTO
N.T.S.



DIGITAL DESIGN
& DEVELOPMENT, LLC.
1801 WEST LAKESIDE
TAMPA, FL 33609-4199
(813) 883-8833
WWW.DIGITALDESIGN.COM

© 2009 DIGITAL DESIGN & DEVELOPMENT, LLC.

PROJECT:
TRIPLEX
APARTMENT
UNION GAP

SHEET:
SITE PLAN

OWNER:
ROBERTO AREAGA

SITE DATA:
PARCEL NUMBER: 19133212502
1811 LAKEATA AVE
UNION GAP WA.

SITE COVERAGE:
BUILDING: 3,499 SF
WALKWAY: 523 SF
PARKING LOT: 1,969 SF
TOTAL AREA: 5,991 SF
PARCEL AREA: 12,632 SF
LOT COVERAGE: 47 %
ZONING: R-2

DRAWING DATA:
DATE: JULY 15, 2020
FILE# UNION GAP ZONING 71520
BY: SWL
SCALE: NOTED

ISSUED FOR:
CONCEPT

SHEET SIZE: 18X24

SHEET:

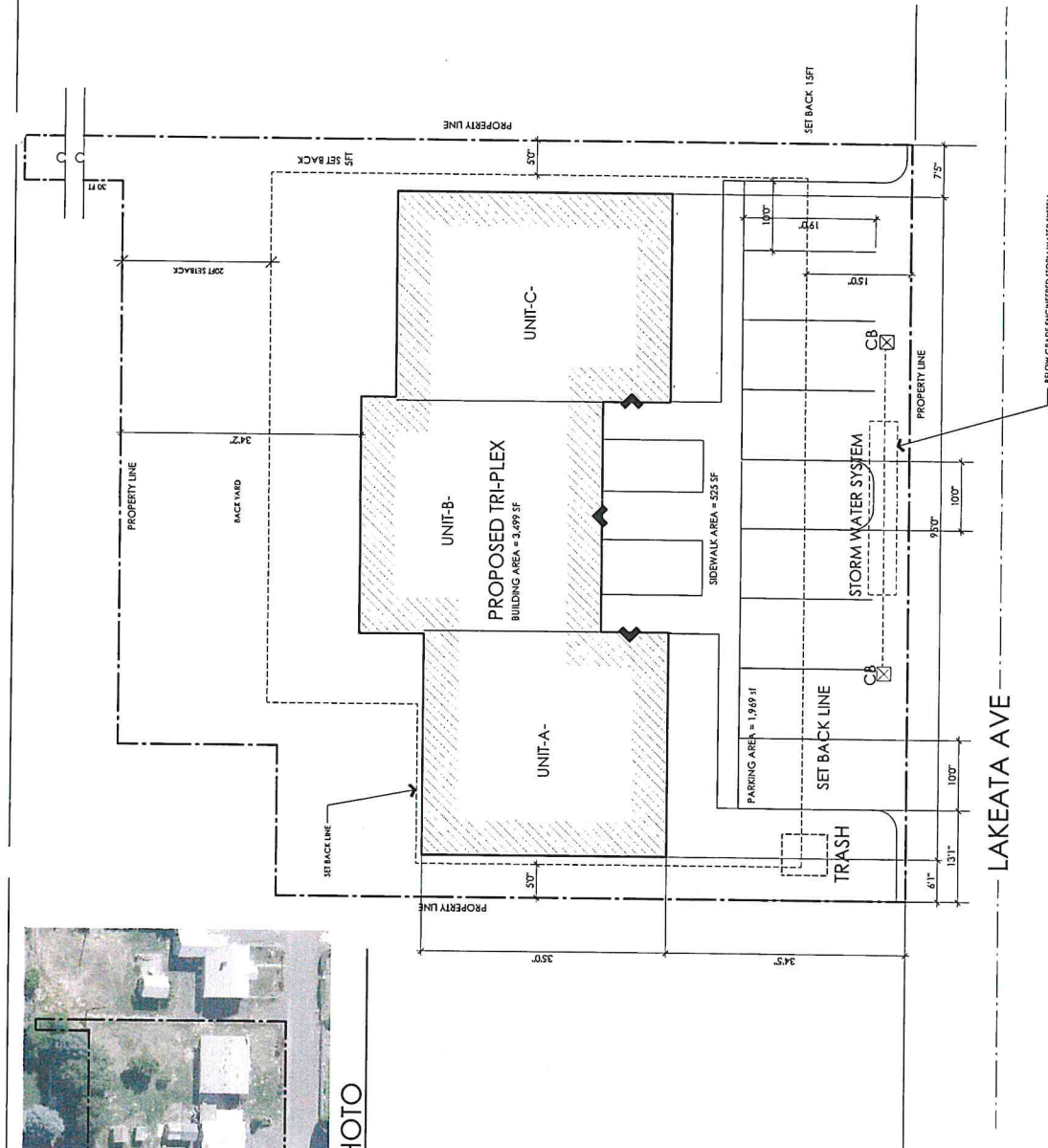
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RECEIVED

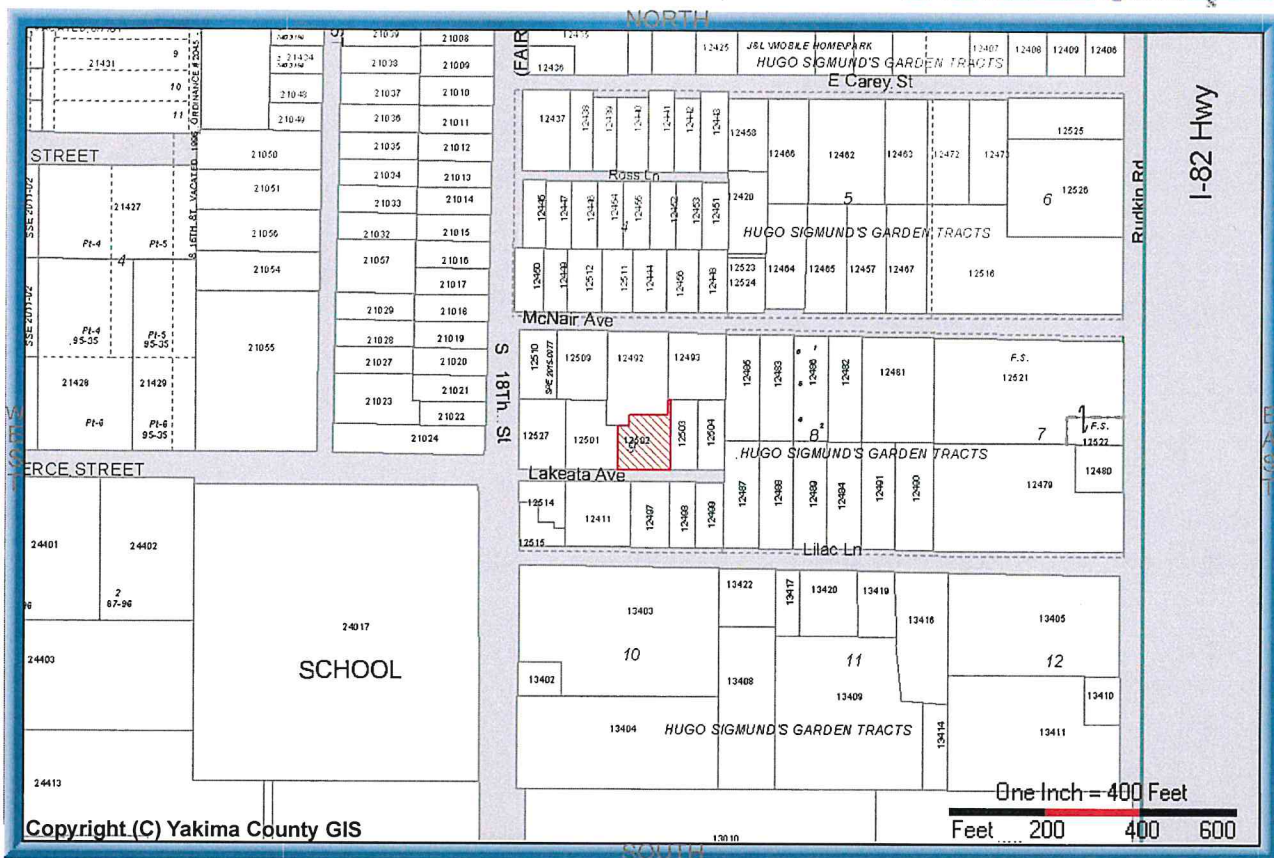
JUL 22 2020 9


Community Development

1 SITE PLAN
1"=100'



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		Parcel Address: 1811 LAKEATA AVE, UNION GAP ,WA 98903 Parcel Owner(s): ARACELI GONZALEZ Parcel Number: 19133212502 Parcel Size: 0.29 Acre(s) Property Use: 11 Single Unit	
Tax Code Area (TCA): 330 Improvement Value: \$55700 CurrentUse Value: \$0 New Construction:\$0		Tax Year: 2020 Land Value: \$28500 CurrentUse Improvement: \$0 Total Assessed Value:\$84200	
Zoning: Urban Growth Area: Union Gap FEMA:		Jurisdiction: Union Gap (Urban Area Zoning Ordinance) Future Landuse Designation: City Limits (Yakima County Plan 2015) FIRM Panel Number: 53077C1053D	
+ Latitude:46° 34' 27.003"		+ Longitude:-120° 28' 35.577"	
Range:19 Township:13 Section:32 Narrative Description: HUGO SIGMUND'S GARDEN TRS: BEG 209 FTS & 227 FT E OF NW COR LOT 9,TH S93 FT,TH E 110 FT,TH N 147 FT,TH W 6 FT,TH S 31 FT,TH W 82 FT,TH S 23->FT,TH W 22 FT TO BEG.			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

City of Union Gap, WA

Adjoining Property Owners -APN 19133212502

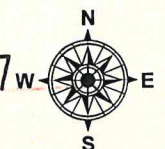


Subject Parcel  Adjoining Parcel



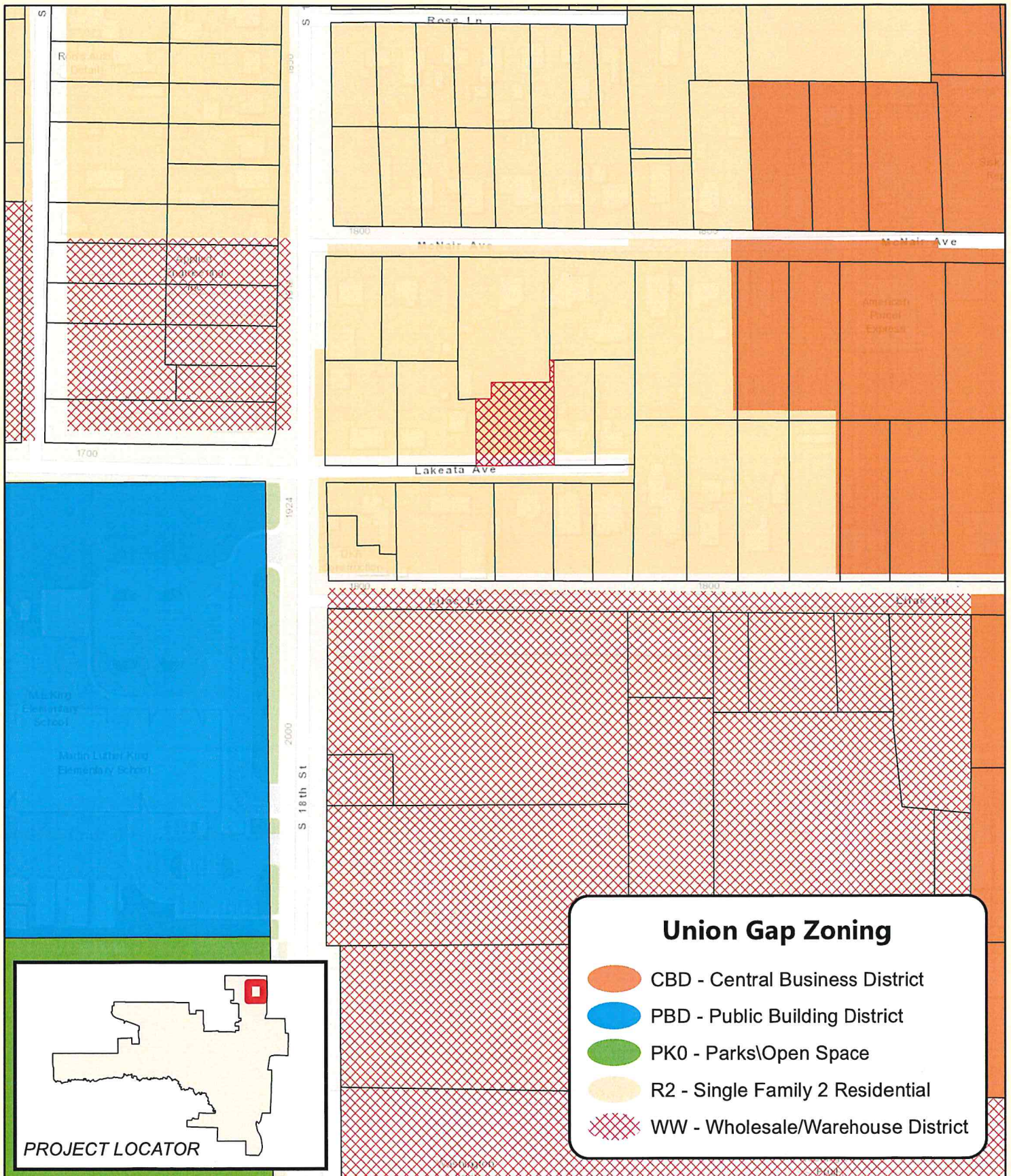
Adjoining Parcel

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City of Union Gap, WA

Adjoining City Zoning - APN 19133212502



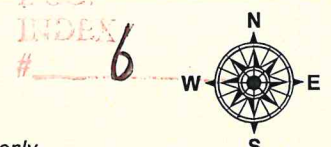
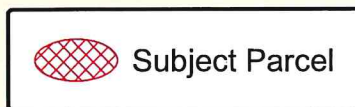
CBD - Central Business District

PBD - Public Building District

PK0 - Parks\Open Space

R2 - Single Family 2 Residential

WW - Wholesale/Warehouse District

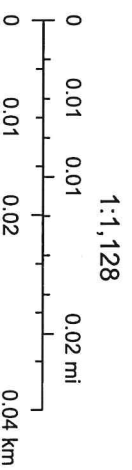


Class 3 Triplex Lakeata Ave



9/8/2020, 10:59:37 AM

Tax Lot Text ☐ Taxlots ☐ City Limits



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

Yakima County

Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records, | Yakima City/County GIS, Yakima GIS, Maxar | Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

Exhibit 1

File Number: 2020.0145.C30001

Applicant/Property Owner: Leanne Liddicoat, Digital Design and Development/Roberto Arteaga

Hearing Date: ~~September 22, 2020~~ October 13, 2020

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	<h1>Class Three</h1> <h2>City of Union Gap</h2> <p>3106 1st Street P.O. Box 3008 Union Gap, WA 98903 509-575-3638 Fax 509-248-6494</p>	<p>Date Issued: 07/22/2020</p> <p>Permit #: 2020.0145.C30001</p>
--	--	--

Permit is not valid until paid in full

Applied Date: 07/22/2020

Issue Date: 07/22/2020

Expiration Date 01/18/2021

Proposed Use: TRI-PLEX IN R-2 ZONING

Physical Address: 1811 LAKEATA AVE

Parcel #: 19133212502

Subdivision:

Zoning:

Load:

Use:

Occupancy:

Require Sprinklers: No

Structures:

Stories:

Bedrooms:

Construction Type:

Code Edition:

Service Location:

Heating:

Roofing:

Bathrooms:

Applicant

DIGITAL DESIGN AND DEVELOPMENT LLC,
3611 RIVER ROAD, STE 100

YAKIMA, WA 98902

Contact:

Phone: (509) 833-8552

Fax: () -

Email:

Contractor

TBD,

Contact:

Phone: () -

Fax: () -

Bus Lic:

Cont Lic:

UBI:

Fees	Qty	Rate	Amount	Date Fully Paid	Invoice #	Amount
Class Three Review	1.00	751.73	751.73			
NOTICE OF APPLICATION	1.00	350.00	350.00			
NOTICE OF PUBLIC HEARING	1.00	150.00	150.00			
HEARING EXAMINER	1.00	1,600.00	1,600.00			
			2,851.73			
Estimated Balance Due:						2,851.73

Permit is not valid until paid in full

By signing this document, I agree to abide by the laws, codes and standard specifications governing land development, construction and fire/life safety as required by Federal and State laws and Union Gap Municipal Code.

Applicant Signature _____ Date _____

3

Initials _____

City of Union Gap
3106 1st Street
Union Gap, WA 98903
www.ci.union-gap.wa.us

Building Permits

DIGITAL DESIGN AND DEVELOPMENT LLC,
3611 RIVER ROAD, STE 100
YAKIMA, WA, 98902

Account Information			
Cust #:	6460	Due:	08/21/2020
Date:	07/22/2020	Invoice #:	5876
For:	Building Permit	Permit:	2020.0145.C30001

Item	Taxed	Quantity	Amount	Total
Class Three - PLANNING - ENVIRONMENTAL - 07/22/20	N	1.0000	2,851.73	2,851.73
			Non Taxed:	2,851.73
			Taxed:	0.00
			Tax @ 0.00%:	0.00
			Payments:	0.00
			Total:	2,851.73

Please include your Cust # and Invoice # when submitting payment.

2

Receipt: 180463 08/04/2020
Acct #: 6460
CITY OF UNION GAP
102 W AHTANUM RD
UNION GAP, WA 98903
509-248-0432

DIGITAL DESIGN AND DEVELOPMENT LLC
3611 RIVER ROAD, STE 100
YAKIMA, WA 98902

Invoice Payment

Inv#: 5876 Amt Paid: 2,851.73

Non Taxed Amt: 2,851.73

Total: 2,851.73

Chk: 8644 2,851.73

Ttl Tendered: 2,851.73

Change: 0.00

Issued By: Jenny
 08/04/2020 08:33:57

002
1000
1000